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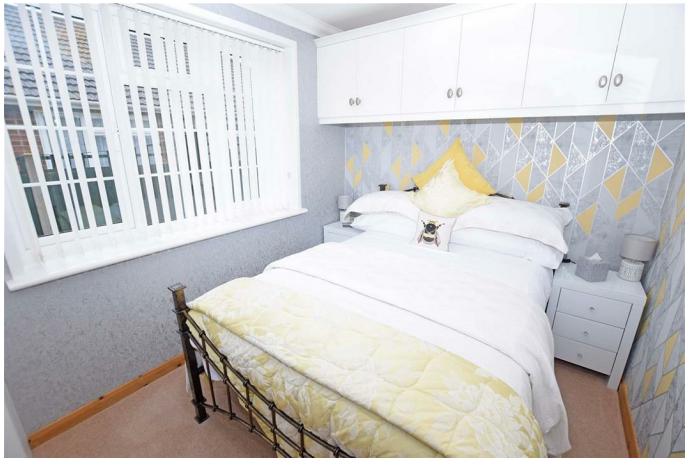
HARRISONS REEVE

43 St. Margarets Drive

• Wigmore

Price: Price Range £475,000



43, St. Margarets Drive, , ME8 0NR
Price Range £475,000

- 3 BEDROOM SEMI DETACHED BUNGALOW IN PRIME WIGMORE LOCATION
- PRICE RANGE £475,000 TO £500,000
- EXTENDED ACCMMODATION
- WELL TENDED REAR GARDEN OF APPROX 40' IN DEPTH
- DRIVEWAY TO FRONT LEADING TO GARAGE/SUMMERHOUSE
- 2 RECEPTION AREAS
- BATHROOM & SHOWER ROOM
- EC RATING "C", MEDWAY COUNCIL TAX BAND "D"
- TURN KEY PROPERTY
- CALL HARRISONS REEVE ON 01634 379799 TO ARRANGE YOUR VIEWING!

PRICE RANGE £475,000 TO £500,000

Nestled in the charming area of St. Margarets Drive, Wigmore, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 875 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

With three well-proportioned bedrooms, this home provides ample space for families or those seeking a guest room or home office. The two bathrooms ensure that morning routines are a breeze, catering to the needs of a busy household.

One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in the area. This feature not only adds convenience but also enhances the overall appeal of the home.

Whether you are looking to downsize, start a family, or simply enjoy the ease of single-storey living, this bungalow presents an excellent opportunity. Its location in Wigmore offers a friendly community atmosphere, with local amenities and transport links within easy reach.

This property is a true gem, combining practicality with a welcoming environment, making it an ideal choice for your next home. Don't miss the chance to make this lovely bungalow your own.

Entrance Hall
Composite entrance door, upright radiator, access to loft space.

Bedroom 1
13'1" x 11'1" (4.0m x 3.4m)
Double glazed window to front, radiator. A range of built in bedroom furniture.

Bedroom 2
10'9" x 8'2" (3.30m x 2.5m)
Double glazed window to side, built in wardrobe, upright radiator.

Bedroom 3
10'2" x 9'1" (3.10m x 2.77m)
Double glazed window to front, Upright radiator.

Bathroom
7'11" x 5'8" (2.42m x 1.73m)
Frosted double glazed window to side. White 3 piece suite comprising panelled bath with mains fed shower unit over, low level WC and vanity unit with sink unit. Upright radiator/towel rail.

Shower Room
5'7" x 4'11" (1.72m x 1.52m)
White suite comprising shower cubicle with mains fed unit, low level WC and vanity unit with inset sink unit. Extractor fan. Heated towel rail.

Dining Room
17'0" x 10'9" (5.2m x 3.3m)
Upright radiator and radiator, opening to :

Lounge
17'4" x 12'9" (5.3m x 3.9m)
Double glazed window to rear, 2 radiators. Feature fireplace. "Velux" roof lantern.

Kitchen
21'11" x 7'10" (6.7m x 2.4m)
Double glazed window to side, double glazed door to rear garden. Modern fitted kitchen comprising base and eye level units with work surfaces and breakfast bar. Integrated fridge, wine cooler and dishwasher. Built in "Smeg" oven and grill. Built in gas hob. Inset ceramic sink unit with side drainer. Cupboard housing "Ideal" boiler.

Exterior

Rear Garden
Approx 40' in depth mainly laid to artificial lawn with borders to sides with established plants and shrubs. Fenced to boundaries. Side pedestrian access.

Frontage
Block paved driveway providing off road parking for 4 cars.

Garage/Summerhouse
Currently used as a summerhouse/office. Electric door. Storage area to the front.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

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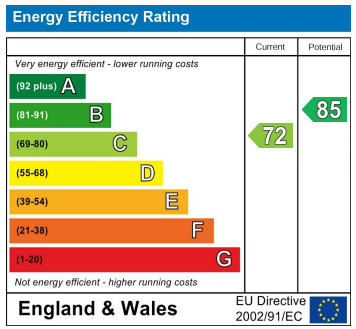
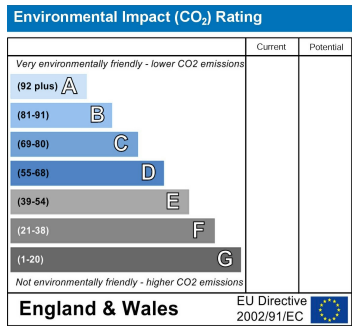
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





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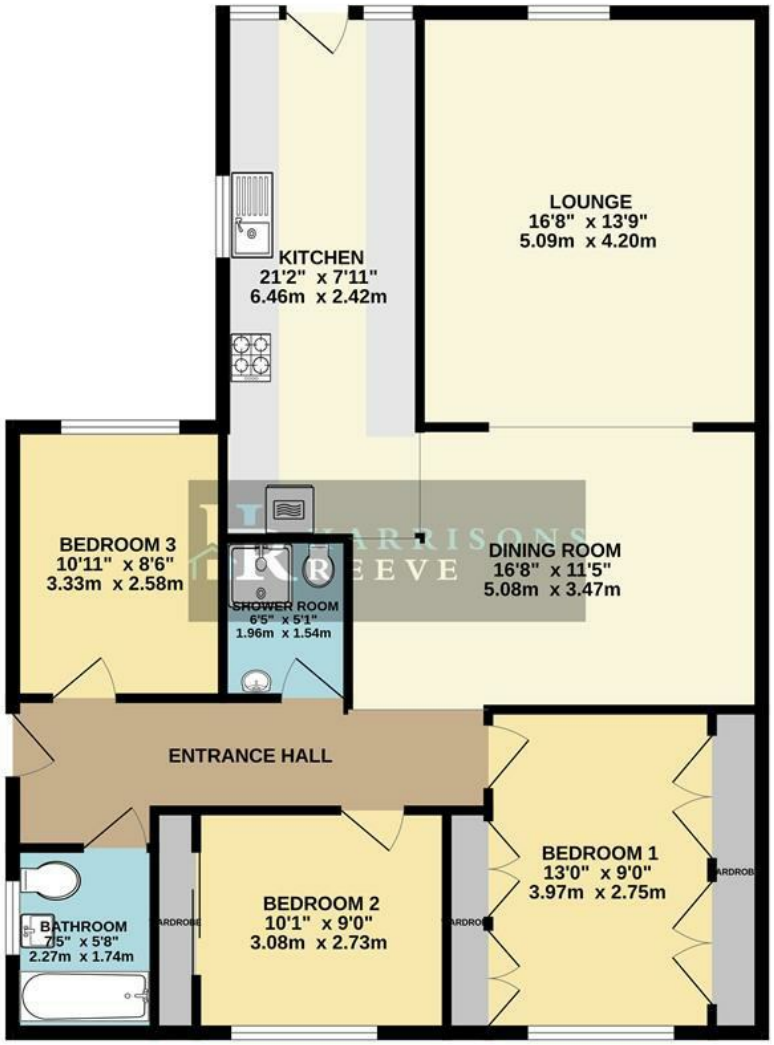
GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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