



## 31 Badger Road

Lordswood ME5 8TY

**Offers Around £280,000**



CENTRAL HEATING SYSTEM INSTALLED 2023\*\*CONSUMER UNIT INSTALLED 2023\*\*GARAGE \*\*PARKING\*\*

Available now is a charming 2-bedroom, 1-bathroom home, spread over two floors, with a total area of 645.83 square feet. As you step inside the ground floor, you will first encounter a convenient entrance room equipped with a storage cupboard. This leads you to a comfortably sized lounge that transitions into the fitted kitchen area which offers ample space for dining. The house is designed with an open concept, making it bright and spacious at the same time. The upper level houses two generously-sized bedrooms, offering an elevated view of the surroundings. It also has a family bathroom that benefits from a bath, perfect for a relaxing end to your day. Each level has been carefully planned to make every space count and ensures a comfortable living experience. Externally the rear garden has been well maintained with pretty plant borders and a patio area for dining. To the rear the access gate leads to the single garage and allocated parking space. Another huge benefit is that this property had planning approved for an extension to the rear (the planning has now expired). This versatile property provides endless potential for making the place your own. Sure to appeal to a variety of prospective homebuyers, an early viewing is highly recommended.

COUNCIL TAX BAND B.



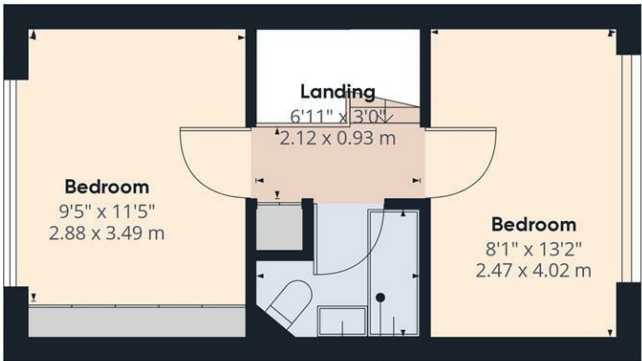
Area Map



Floor Plans



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
652.11 ft<sup>2</sup>  
60.58 m<sup>2</sup>

Reduced headroom  
18.61 ft<sup>2</sup>  
1.73 m<sup>2</sup>

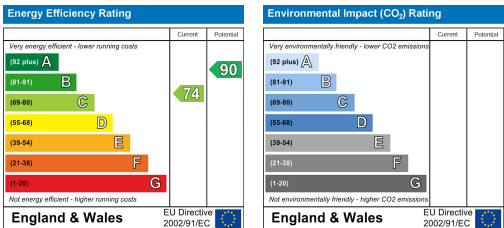
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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