



## 3 Levett Close, Grain, Rochester, Kent, ME3 0EG

Offered to the market CHAIN FREE is this 3 bedroom semi detached house in Grain, a countryside rural village on the Hoo Peninsular. The home is pleasing to the eye externally with a neat block paved frontage and a shared mid section drive leading to the garage. There is a handy entrance porch to the front with room for removing coats and shoes. The lounge/diner is a good spacious size and the fitted kitchen is located to the rear. On the first floor landing you have access to the family bathroom and the 3 bedrooms. This comes complete with double glazed windows, gas central heating and would make the ideal family home. The sunny patioed rear garden is easy to maintain. Grain offers rural walks, a pebbled beachfront with views over to Essex and yet is only 20-25 minutes from the main Medway Towns. There is a local shop, primary school and the area is serviced by local buses.

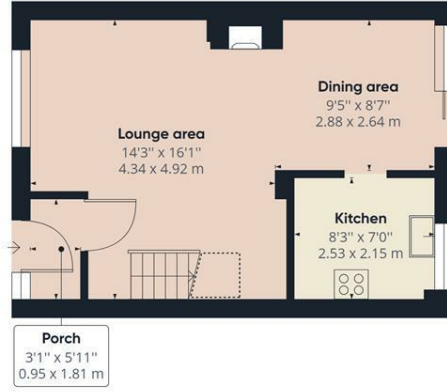
COUNCIL TAX BAND B

Don't delay in booking your appointment to view and fully appreciate what's on offer

Agents Notes: Please be advised that this property is awaiting probate

- VILLAGE LOCATION
- 3 BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- GARAGE
- DRIVE WAY
- DOUBLE-GLAZED WINDOWS
- CENTRAL HEATING
- NO CHAIN
- VIEWING ADVISED

**£280,000**



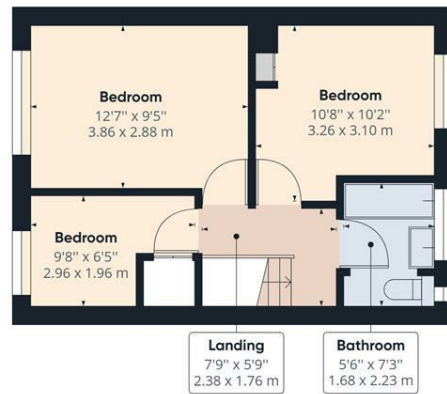
Ground Floor Building 1

Approximate total area<sup>(1)</sup>

728.79 ft<sup>2</sup>  
67.71 m<sup>2</sup>

Reduced headroom

14.03 ft<sup>2</sup>  
1.30 m<sup>2</sup>



Floor 1 Building 1

(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

