



22 Reed Street

Cliffe ME3 7UN

Offers Around £260,000



CHAIN FREE. Nestled in the charming area of Cliffe on Reed Street, this delightful end-terrace house presents an excellent opportunity for first-time buyers. Built in 1987, the property boasts a well-thought-out layout, encompassing a good amount of square feet of comfortable living space. Upon entering, via the hallway, you will find a good-sized lounge to the rear that is both inviting and practical, perfect for relaxation or entertaining guests. The property features two double bedrooms, each offering ample space and comfort. Recently refurbished, the interiors have been tastefully painted throughout, and new carpets were fitted in September 2025, ensuring a fresh and modern feel. The fitted kitchen is functional and well-equipped, making meal preparation a pleasure. The first-floor bathroom adds convenience to daily routines. Outside, the rear garden is predominantly laid to lawn, providing a lovely outdoor space for leisure and enjoyment. A patio and pathway lead to the rear access, where you will find two car ports, one of which is currently utilised for storage. This property is offered with no forward chain, making it an ideal choice for those looking to move in swiftly. It falls under council tax band C and has an Energy Performance Certificate (EPC) rating of D. Cliffe is a sought-after semi-rural village with many amenities including schools, shops, social clubs and pubs. With its appealing features and prime location, this home is a fantastic opportunity for anyone seeking a comfortable and stylish living space in Cliffe.



Area Map



Floor Plans

Ground Floor Building 1

Floor 1 Building 1



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Approximate total area⁽¹⁾
911 ft²
84.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Graph

Energy Efficiency Rating	
Current	Potential
86	86
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
53	53
EU Directive 2002/91/EC	

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

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159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk <https://www.medwaymortgageshop.co.uk>