

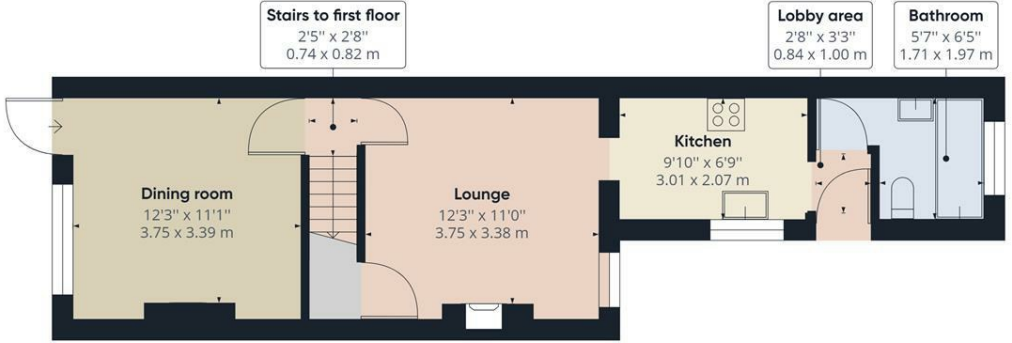


## 125 Church Street, Cliffe, Kent, ME3 7PY

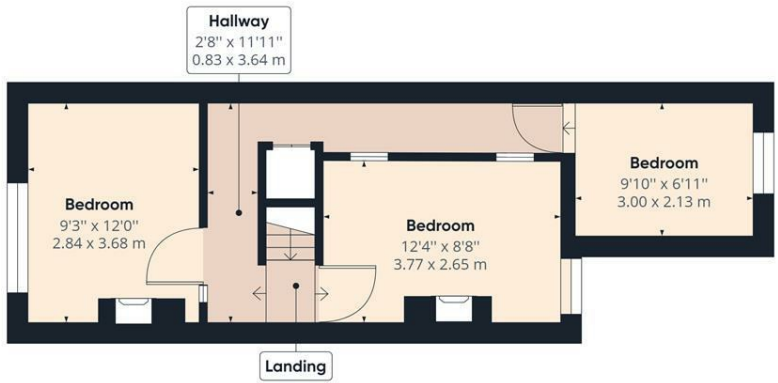
AVAILABLE FOR VIEWING NOW. Virtual Tour Available. OFF ROAD PARKING. MMS are offering to the market CHAIN FREE, this 3 SEPARATE bedroom terrace house with PARKING to the rear in the highly sought after rural village of Cliffe. The vendor has taken a lot of time and care in restoring the property over recent years to make a lovely family home that is ready to move into. The property boasts a good size dining room to the front with a separate dining room to the rear leading to the well equipped kitchen, lobby area and family bathroom. Upstairs the property has been altered to now accommodate 3 separate generous size bedrooms with a hallway offering a storage cupboard. The fireplaces in some of the rooms have been retained and replaced to offer a feature in keeping with the age of the property. As standard there is double glazed windows and gas central heating. The rear garden is well maintained with a patio and lawn area with a gate to the rear. Behind the enclosed garden is an off road parking space. There are views from the 2nd bedroom to the rear over the countryside. Cliffe offers a bus service to the main Medway towns, a good local primary school, a village social club and countryside walks.

- CHAIN FREE
- 3 SEPARATE BEDROOMS
- PARKING TO REAR
- GARDEN
- WELL MAINTAINED
- DOWNSTAIRS BATHROOM
- SOUGHT AFTER LOCATION
- VIEWING RECOMMENDED
- 2 RECEPTION ROOMS

**£295,000**



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
807.63 ft<sup>2</sup>  
75.03 m<sup>2</sup>

(1) Excluding balconies and terraces

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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		