2 Church Close

Cliffe ME3 7UT

Offers Over £400,000

3 | 1 | 1 | D

Nestled in the charming village of Cliffe on the Hoo Peninsula, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and rural tranquillity. Spanning a genrerous amount of square footage, the property boasts stunning décor throughout, creating a warm and inviting atmosphere. Upon entering via the porch, you are greeted by a spacious open-plan Lounge and Kitchen/diner, ideal for both entertaining guests and enjoying family time. The three generously sized double bedrooms provide ample space for relaxation, while the contemporary family bathroom adds a touch of luxury to daily routines. Step outside to discover a beautifully landscaped rear garden, featuring an artificial lawn and a patio area, perfect for alfresco dining or simply soaking in the breathtaking views of the marshlands, which stretch all the way to neighboring County. This outdoor space is a true highlight, offering a serene escape from the hustle and bustle of everyday life. There is also a garage with convenient internal access. For your convenience, the property includes a driveway with parking for two cars, ensuring that you and your guests have easy access. The council tax band is C, and the energy performance certificate (EPC) is rated D, reflecting the property's efficiency. Cliffe is a picturesque village that offers a wealth of amenities, including schools, shops, village clubs, pubs, parks, and convenient bus routes. The surrounding countryside is perfect for walking enthusiasts, making this home an ideal choice for those seeking a peaceful yet connected lifestyle. This property is not just a house; it is a place to create lasting memories.

Area Map

Floor Plans

Ground Floor

Floor 1

MMS Sales & Lettings

Approximate total area(1)

966 ft²

89.9 m²

Reduced headroom

1 ft²

0.1 m²

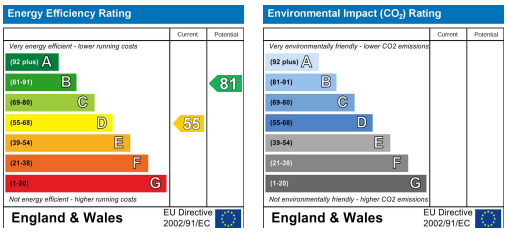
(1) Excluding balconies and terraces

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

159 High Street, Strood, Rochester, Kent, ME2 4TH
Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk https://www.medwaymortgageshop.co.uk