



## 5 Vickers Close, Hoo, ME3 9UG

PRICE GUIDE £290,000 - £300,000 CHAIN FREE AND MOVE IN READY. Stunning and immaculate two year old property with modern décor throughout on a new development in Hoo. The property was completed in 2021 and still has that brand new home feel and remaining new home warranty. Upon entering via the light and airy hallway there is access to all ground floor rooms. There is a handy cloakroom /WC as you walk in and then access to spacious and modern kitchen, finished with high gloss units. There is a range of integral appliances including a fridge/freezer, a dish-washer and an electric oven and gas hob with extractor hood.

You will not be short of wash rooms as to the first floor there are two double bedrooms with an en-suite shower room to the master and a family bathroom.

The rear garden is mostly lawn for easy maintenance and there is an allocated parking space for one car and also some visitor parking available

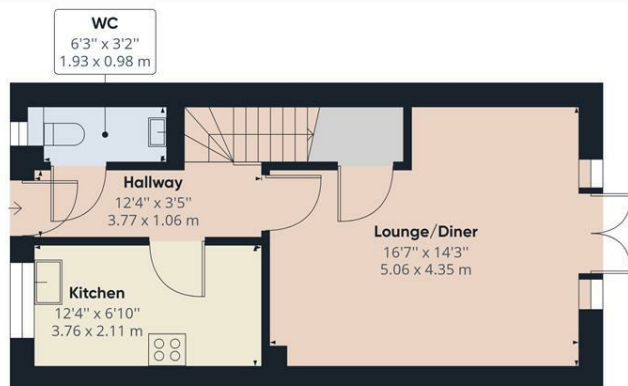
Hoo St Werburgh, commonly known as Hoo, is a large village and civil parish in the Medway district of Kent. It is one of several villages on the Hoo Peninsula and has many amenities including schools for all ages, sports hall and swimming pool, a variety of local shops and a Marina.

service charges for this property are £228.00 for the year

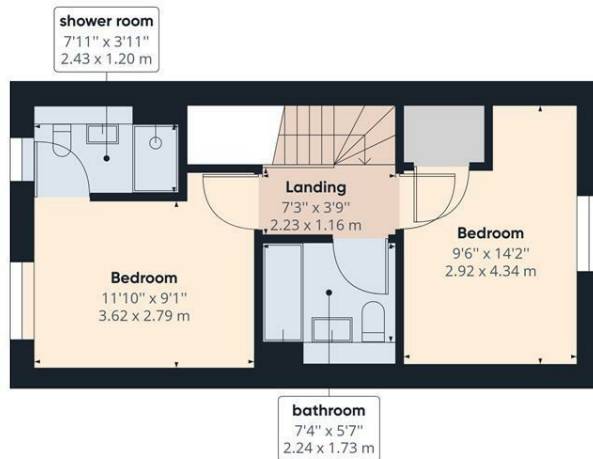
Call MMS now to book your internal viewing. FREEHOLD. Council tax band C. EPC rated B.

- 2 YEAR OLD PROPERTY
- BATHROOM
- ENSUITE
- CLOAKROOM/WC
- ALLOCATED PARKING
- COUNCIL TAX BAND C
- NO CHAIN
- SEMI RURAL LOCATION
- PRICE GUIDE £290,000 - £300,000

**£290,000**



Ground Floor



Floor 1

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

779.25 ft<sup>2</sup>  
72.39 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

