



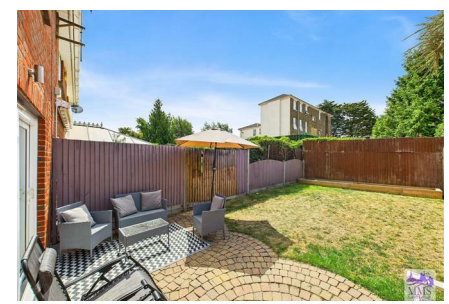
20 Cagney Close

Wainscott ME3 8AY

Offers Around £350,000



Nestled in the sought-after Cagney Close, Wainscott, this charming end-terrace house offers a delightful living experience. Built in 2000, the property spans 600 square feet and features two spacious double bedrooms, making it ideal for small families or professionals seeking extra space. Upon entering, you are greeted by a well-designed layout that includes a fitted kitchen, a convenient downstairs toilet, and a comfortable lounge/diner, perfect for both relaxation and entertaining. The first floor houses two generously sized bedrooms, complemented by a family bathroom that caters to all your needs. Externally, the property boasts a low-maintenance rear garden, primarily laid to lawn, with a decorative planter and a patio area, providing an excellent space for outdoor enjoyment. Side access leads to the front of the house, where you will find a small front garden and a semi-detached garage plus a driveway for one car, adding to the practicality of this lovely home. Cagney Close is situated within a popular residential development, offering a wealth of amenities. Families will appreciate the proximity to schools for all ages, including the New Maritime Academy. Additionally, local shops, bus routes, and motorway links are conveniently close, ensuring that you are well-connected to the surrounding areas. With a council tax band of C and a modest maintenance charge of £15 per month, which has remained stable for the past seven years, this property presents an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful house your new home.



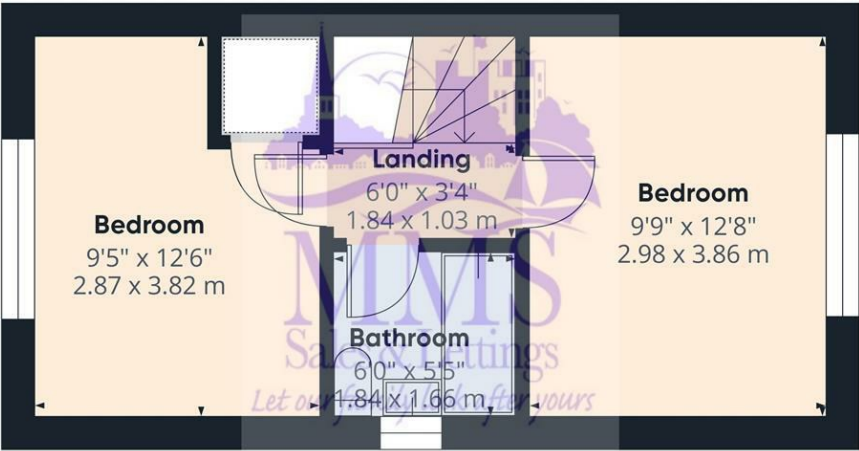
Area Map



Floor Plans



Ground Floor



Floor 1



Approximate total area^m

604 ft²

56.2 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

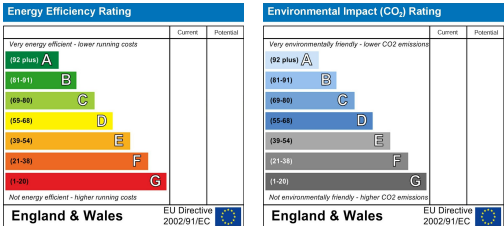
Reduced headroom

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.

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