



# 45 Church Street

, Cliffe, ME3 7PJ

**Offers Over £290,000**



Virtual Tour Available. Beautiful Victorian cottage style terrace in the rural village of Cliffe.

This stunning two bedroom property has just hit the sales market and internal viewings are an absolute must!

The property is stunning throughout and move in ready.

Upon entering via a convenient porch you will find an open plan lounge/diner with a cozy log fire and stunning views over the farmers fields to the front. A lovely fitted kitchen situated to the rear has ample cupboard space and over looks the rear garden. To the first floor there are two double bedrooms and a separate larger than average bathroom. The master bedroom situated to the front of the property is another place where you can really appreciate those stunning miles of greenery. Added benefits include a lovely lawned rear garden with a patio area and fence enclosure, a blocked paved drive to the front with parking for one car, central heating and double-glazed windows.

Cliffe has many amenities around including shops, a primary school, a bus route, children's play parks and is just a short drive from the Strood main town and motorway links.

Call MMS now to book your internal viewing!



- porch
- lounge/diner
- kitchen
- stairs/landing
- bathroom
- bedroom 2
- bedroom 1
- rear garden
- drive

## Area Map



## Floor Plans

**Ground Floor**

- Entrance Porch: 3'10" x 4'10" (1.23 x 3.40m)
- Lounge/Diner: 23'11" x 33'0" (6.74 x 37.0m)
- Kitchen: 9'11" x 9'5" (3.00 x 2.27m)

**First Floor**

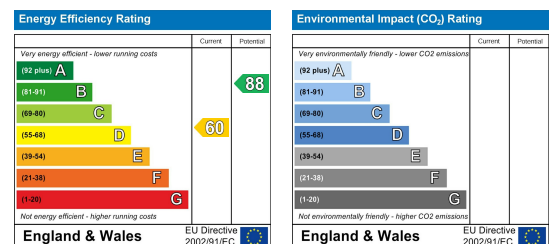
- Bedroom: 10'11" x 13'0" (3.33 x 3.96m)
- Bedroom: 10'10" x 11'0" (3.20 x 3.35m)
- Bathroom: 7'0" x 7'2" (2.13 x 2.21m)
- Landing: 7'7" x 4'9" (2.33 x 1.40m)

Approximate total area: 110.00 sq ft (10.16 sq m)

Reduced bedrooms: 11.00 sq ft (1.02 sq m)

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## Energy Efficiency Graph



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