



## 10 Shepherds Way, Lower Stoke, ME3 9RG

FANTASTIC PLOT\*\*NO CHAIN\*\*VILLAGE LOCATION\*\*DRIVEWAY WITH PARKING FOR TWO CARS\*\*  
GUIDE PRICE £280,000 TO £300,000

online viewing available

A rare opportunity to purchase this fantastic property in the rural village of Stoke with heaps of potential.

The property is in need of refurbishment but with the generous plot it sits on this really could be made in to something spectacular!

As you enter the property the hall ways offers access to all ground floor rooms which is the kitchen lounge and separate dining room. From the kitchen you will find access to a covered external walk way with access to the rear garden and brick built shed.

To the first floor, there are 2 double bedrooms over looking the fantastic rear garden and far reaching farmers field views, a shower room and separate cloak room

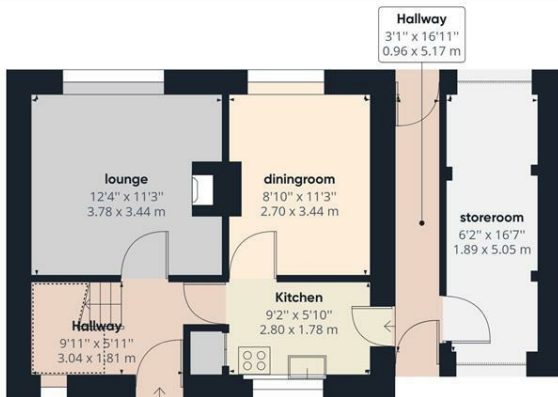
Added benefits includes gas central heating, double glazed windows, a very generous rear garden, a driveway for 2 cars and NO CHAIN!!

Stoke is a civil parish on the Hoo Peninsula in Kent, to the south of Allhallows, on the north of the Medway Estuary, offering amenities with in close proximity including schools and shops. We strongly recommend you book an internal viewing today!!

Council Tax band B

- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- NO CHAIN
- COUNCIL TAX BAND
- OFF ROAD PARKING
- BRICK BUILT STORAGE SHED
- GENEROUS PLOT
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- VIEWING ADVISED

**£300,000**



Ground Floor



Floor 1

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

854.83 ft<sup>2</sup>  
79.42 m<sup>2</sup>

Reduced headroom

26.67 ft<sup>2</sup>  
2.48 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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