



70 Ladywood Road, Cuxton, ME2 1EP

Virtual Tour Available. Presenting a charming bungalow spanning across 731.95 square feet in the popular village of Cuxton with NO CHAIN. This residence offers a convenient layout, hosting two bedrooms to the front along with a good size lounge/diner looking out to the rear garden. A fully-equipped kitchen/breakfast room complete with an oven and hob, providing a homely environment for cooking enthusiasts to enjoy, meal preparations can also be found to the rear and then you have a shower room with separate W.C.

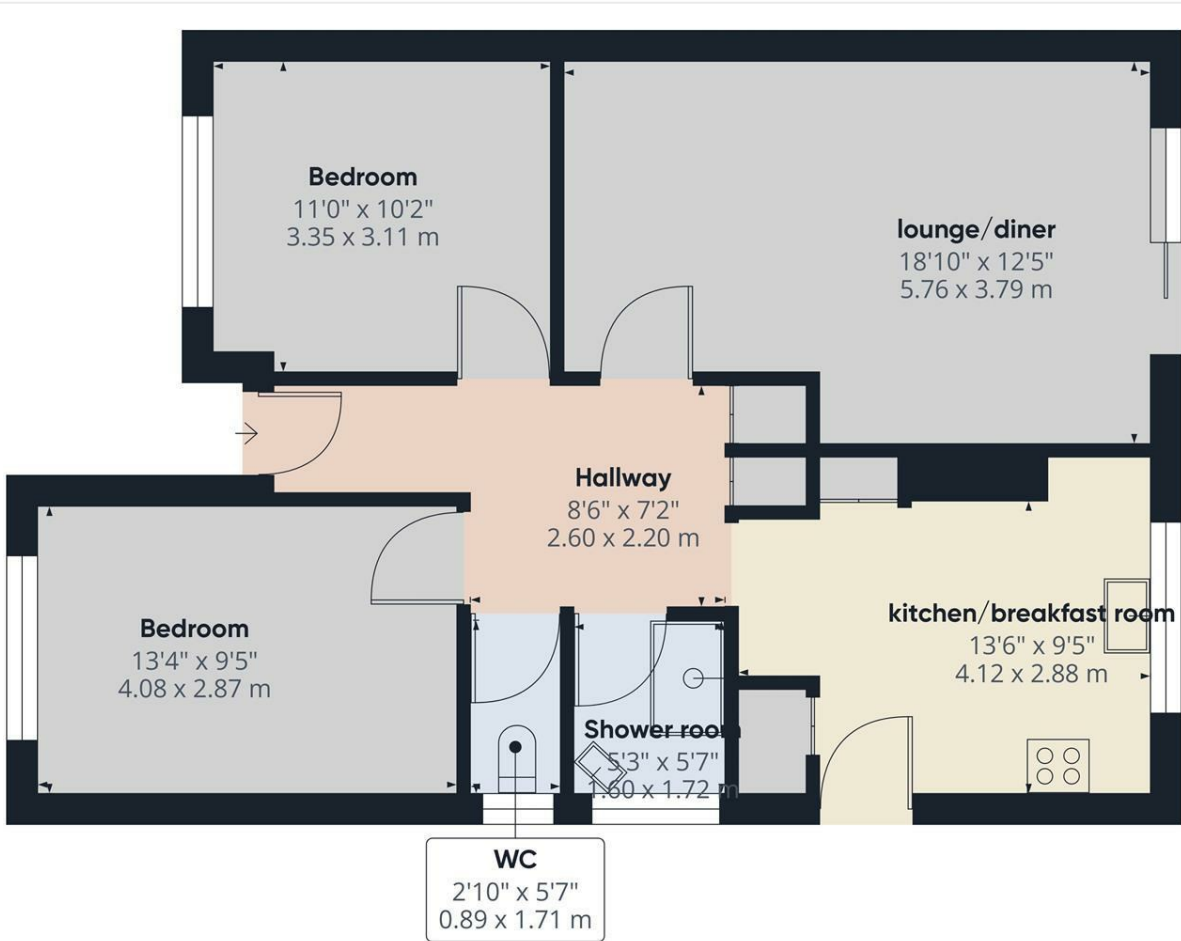
Externally the tiered rear garden has multiple areas to enjoy including higher and lower levels to dine alfresco style. There is also a huge benefit of a detached garage and blocked paved drive for four cars. This dwelling takes pride in combining practicality and comfort, catering to all major residential needs in a simplistic yet functional manner.

Cuxton is a village in the unitary authority of Medway in South East England. It lies on the left bank of the River Medway in the North Downs, and has its own train station, nursery and primary school, a village social club and a range of convenient stores and take out shops.

Call now to book your internal viewing
COUNCIL TAX BAND D

- NO CHAIN
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- SOUGHT AFTER VILLAGE LOCATION
- POTENTIAL TO EXTEND SUBJECT TO PLANNING
- 2 DOUBLE BEDROOMS
- LOUNGE DINER
- GARAGE
- DRIVE WAY FOR 4 CARS
- KITCHEN/BREAKFAST ROOM

£375,000



Approximate total area^m
734.77 ft²
68.26 m²

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.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		