



22 Clayhill Gardens

Hoo ME3 9FA

Offers Over £300,000



2



1



2



B

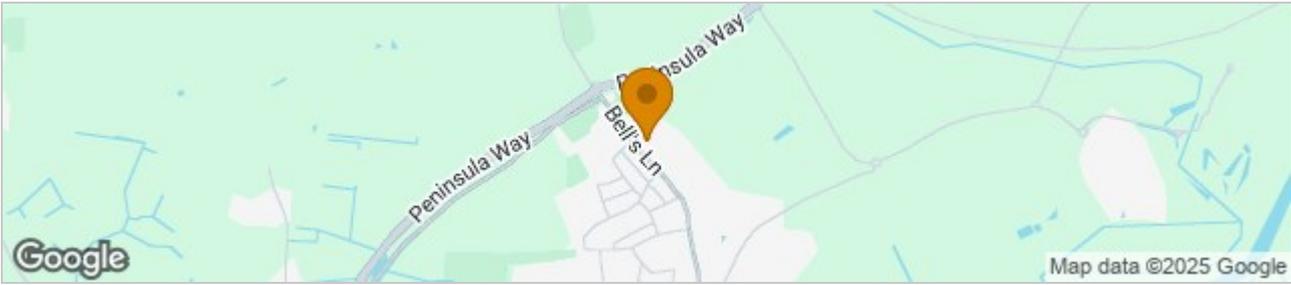
CHAIN FREE. Situated in the semi-rural village of Hoo, Rochester, this modern terrace house, built in 2015, presents an excellent opportunity for those seeking a comfortable and convenient home. With two spacious double bedrooms, this property is ideal for small families or professionals looking for extra space.

The house boasts two well-appointed reception rooms, including a large lounge perfect for relaxation and entertaining. The kitchen/diner is designed for modern living, providing a welcoming space for family meals and gatherings. Additionally, the property features a downstairs toilet and a full bathroom upstairs, ensuring convenience for all occupants. Storage is abundant throughout the home, allowing for a clutter-free environment. An added bonus are the made to measure blinds throughout included in the sale. The low-maintenance south facing rear garden offers a peaceful retreat, complete with rear access for added convenience. Parking is a breeze with allocated space for one vehicle, along with visitors' bays available for guests. Situated in Hoo, residents will benefit from a variety of local amenities, including schools, shops, and accessible bus routes, making daily life both easy and enjoyable. The property is EPC rated B, reflecting its energy efficiency, and falls under council tax band C, providing a reasonable cost of living. Offered with no chain, this delightful home is ready for its new owners to move in and make it their own. Don't miss the chance to view this fantastic property in a desirable location.

Gate Ways management company freehold estate charge of £240 per year. New boiler was installed in 2023.



Area Map



Floor Plans

Ground Floor

Floor 1

Approximate total area[®]
797.4 ft²
74.08 m²

Reduced headroom
6.61 ft²
0.61 m²

(1) Excluding balconies and terraces

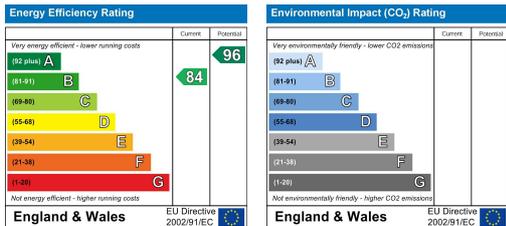
Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.