



## 2 Chancery Road, Cliffe, Rochester, Kent, ME3 7TL

ALL VIEWING SLOTS HAVE BEEN TAKEN FOR THE 26TH FEBRUARY PLEASE CONTACT US TO ADD YOUR DETAILS TO THE RESERVE LIST. GUIDE PRICE £350,000-£375,000. VIRTUAL TOUR AVAILABLE. IMMACULATE DECOR THROUGH-OUT\*\*LOW MAINTENANCE REAR GARDEN\*\*DETACHED GARAGE\*\*

MMS are so pleased to offer to the sales market this immaculately presented 3 bedroom family home in the desirable village of Cliffe. This much sought after village is situated upon a low chalk escarpment overlooking the Thames marshes, offering views of Southend-on-Sea and London.

The property has been tastefully decorated throughout and extremely well looked after and will be snapped up in an instant.

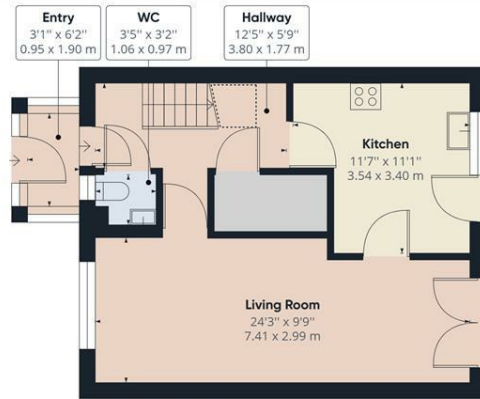
The porch leads to a good size hallway offering access to all the ground floor rooms including the fitted kitchen, convenient cloak-room /WC and lounge/diner. To the first floor there are three bedrooms and a modern shower room refurbished in 2021.

The rear garden has been finished for easy maintenance with the artificial lawn and shingle plant borders.

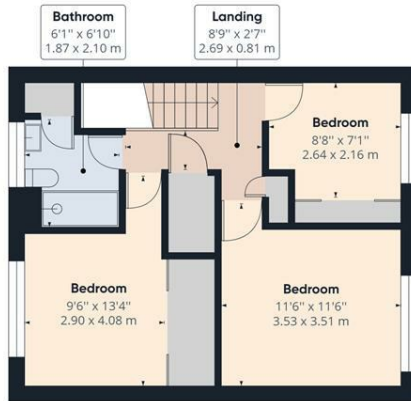
There is also the added benefit of a detached garage situated to the front of the property plus a drive way for 2 cars. At the end of the close is access to the farmers fields which could be the perfect place for dog walking or a relaxing stroll

- 3 BEDROOMS
- GUIDE PRICE £350K - £375K
- DETACHED GARAGE
- DESIRABLE VILLAGE LOCATION
- DRIVE TO FRONT
- VERY WELL PRESENTED
- COUNTRY WALKS CLOSE BY
- CONVENIENT CLOAKROOM
- EASY TO MAINTAIN GARDEN
- VIEWING ESSENTIAL

**£350,000**



Ground Floor Building 1



Floor 1 Building 1

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

915.72 ft<sup>2</sup>  
85.07 m<sup>2</sup>

Reduced headroom

12.90 ft<sup>2</sup>  
1.20 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.

GIRAFFE360

