



# 163 Bells Lane

Hoo ME3 9JA

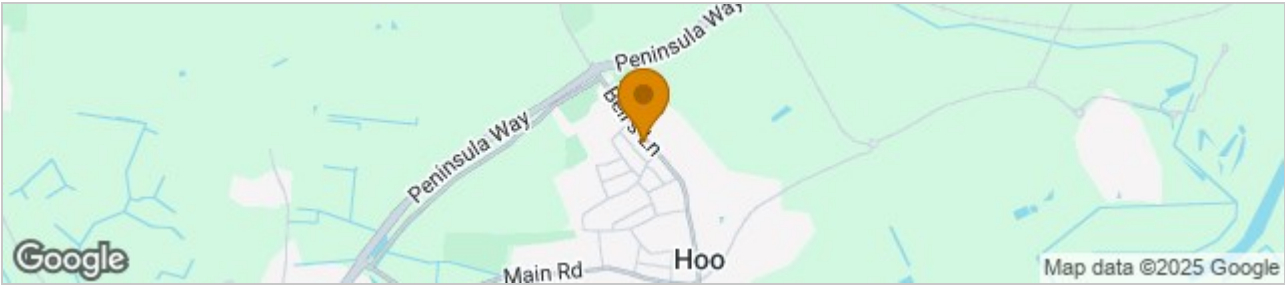
**Price Guide £290,000**



Nestled in the charming semi-rural village of Hoo, this delightful terraced house on Bells Lane offers a perfect blend of comfort and convenience. Spanning an impressive 861 square feet, the property features two generously sized double bedrooms, making it an ideal home for couples, small families, or those seeking extra space. Upon entering, you are welcomed into a good-sized lounge, accentuated by a large bay window that floods the room with natural light, creating a warm and inviting atmosphere. The well-appointed kitchen/diner provides an excellent space for both cooking and entertaining, ensuring that family meals and gatherings are a pleasure. The first floor boasts a modern bathroom, while a convenient downstairs cloakroom adds to the practicality of the home. Outside, the property benefits from a good-sized rear garden, perfect for enjoying the outdoors, gardening, or simply relaxing in the fresh air. Additionally, a driveway at the front of the house offers off-road parking, a valuable asset in this desirable location. Hoo is well-equipped with schools catering to all ages, making it an excellent choice for families. Local shops and amenities are within easy reach, ensuring that daily necessities are never far away. With a council tax band B, this property presents an attractive opportunity for those looking to settle in a peaceful yet well-connected community. In summary, this terraced house on Bells Lane is a wonderful opportunity to acquire a charming home in a sought-after village, combining spacious living with a friendly neighbourhood atmosphere.



## Area Map



## Floor Plans

**Ground Floor**

**Approximate total area<sup>(1)</sup>**  
680.6 ft<sup>2</sup>  
63.23 m<sup>2</sup>

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**Floor 1**

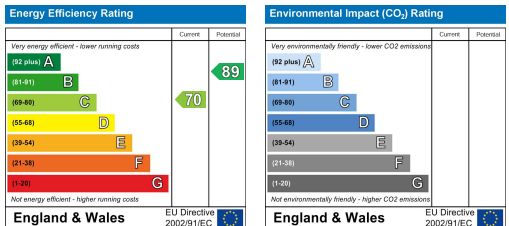
(1) Excluding balconies and terraces.

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

## Energy Efficiency Graph



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