



# 18 Gardens Road

Cliffe Woods ME3 8TU

**£325,000**



Nestled in the charming village of Cliffe Woods, Rochester, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in the late 1960s, the property boasts a spacious layout, featuring two generously sized double bedrooms that provide ample space for relaxation and rest. The inviting lounge serves as a wonderful gathering space, while the fitted kitchen/diner is ideal for both cooking and entertaining. The first-floor shower room adds to the practicality of the home, ensuring that daily routines are both efficient and comfortable. Outside, the generous garden presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun. Parking is a breeze with a driveway that accommodates two vehicles, making it easy for you and your guests. The property is situated in a sought-after village location, which is well-served by local schools, shops, and bus routes, ensuring that all your daily needs are within easy reach.

With a council tax band of C and an EPC rating of D, this home is not only appealing but also offers a sensible investment for those looking to settle in a friendly community. This property is a fantastic opportunity for first-time buyers or those seeking a peaceful retreat in a vibrant village setting. Don't miss the chance to make this lovely house your new home.



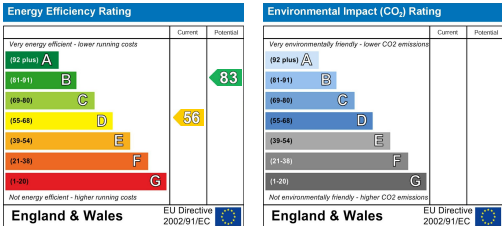
## Area Map



## Floor Plans



## Energy Efficiency Graph



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