



Belgrave Street, Eccles, Aylesford, ME20 7HL
£250,000




TWO BEDROOM CHARMING MID TERRACE HOME in the heart of Eccles Village offers spacious and well-presented accommodation throughout. This previously extended property features a bright 14ft living room, separate dining room, and an extended kitchen with doors opening onto the rear garden. A useful downstairs cloakroom completes the ground floor.

Upstairs, the main bedroom is located at the front of the house and benefits from built-in wardrobes. The second bedroom is a good size and currently accommodates a double bed, wardrobes, and office space, along with additional storage over the stairs. A modern family bathroom completes the first floor.

Outside, the rear garden is mainly laid to lawn with a large decked seating area and outdoor bar, making it ideal for entertaining during the warmer months. There is also a detached garage to the rear providing off-street parking. The property also enjoys lovely countryside views throughout.

Situated in the popular village of Eccles, the property is close to countryside walks, local amenities, a village pub, primary school, and has excellent access to the M2 and M20.

- Two Bedroom Mid-Terrace House
- Well Presented Throughout
- Picturesque Village Location
- Two Reception Rooms
- Downstairs Cloakroom
- Two Double Bedrooms
- Private Rear Garden
- Detached Garage
- EPC Awaited

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





ACCOMMODATION

Ground Floor:

Living Room 14'00 x 11'00 (4.27m x 3.35m)

Dining Room 11'01 x 10'01 (3.38m x 3.07m)

Kitchen/ Breakfast Bar 10'07 x 7'00 (3.23m x 2.13m)

Downstairs Cloakroom 5'01 x 2'10 (1.55m x 0.86m)

First Floor:

Landing

Principle Bedroom 9'10 x 9'09 (3.00m x 2.97m)

2nd Bedroom 10'02 x 8'02 (3.10m x 2.49m)

Bathroom 7'10 x 5'09 (2.39m x 1.75m)

Outside:

Rear Garden

Lawn garden with decking to the rear, featuring a covered area with electricity.

Detached Garage

Local Information For Eccles

Eccles is a small village located in the county of Kent, England. It is known for its quiet and semi-rural location, offering a pleasant environment. The village is situated between the charming Aylesford village and the nearby village of Burham, situated below the North Downs.

One of the advantages of living in Eccles is its convenient access to both the M20 and M2 motorway networks, making it easily accessible for residents and visitors. This allows for convenient travel to nearby towns and cities.

For those who enjoy the outdoors, Eccles offers a good network of footpaths around the village, providing access to the surrounding countryside. This makes it an excellent location for walking and exploring the scenic landscapes.

In terms of amenities, Eccles has a village shop, post office, and pub, providing essential services and a place for locals to socialize. These amenities enhance the quality of life for residents and make the village a self-sufficient community.

Eccles is a quiet village with a strong sense of community. Its beautiful surroundings and access to motorway networks make it an attractive place to live for those who appreciate a peaceful and rural lifestyle.

ADDITIONAL INFORMATION

Freehold

Council Tax Band B

EPC Rating [Awaited]

Gas Central Heating

New Combi Boiler Installed



Awaiting Floor Plan

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