



3 Corliss Vale, Woudham, Rochester, ME1 3GT
Guide Price £375,000

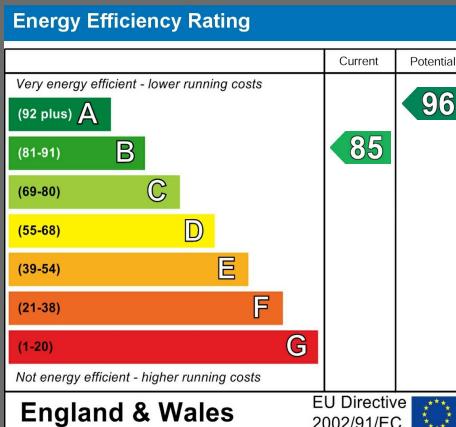
This well-presented and well-designed three-bedroom terrace home is located in the popular Peters Village development in Woudham, offering good links to the M20 and M2 motorways. For those who enjoy walking there are plenty of walks in the area where you can enjoy the surrounding countryside.

The ground floor comprises an entrance hall with a useful under-stairs cupboard, which also houses space for a washing machine. There is a cloakroom/wc, a generously sized lounge, and a modern kitchen/dining room. The kitchen/dining room is equipped with integrated appliances, including a dishwasher, fridge/freezer, and built-in oven, along with a gas hob and hood above.

Moving to the first floor, you'll find a principal bedroom with an en suite shower room and two additional bedrooms and a separate bathroom.

Externally, the property offers a small enclosed front garden and a good-sized, well-maintained rear garden with side pedestrian access. For parking, there is a carport that can accommodate one car, as well as an allocated parking space.

- **Beautifully Presented Terrace Home**
- **Three Bedrooms**
- **Principle Bedroom with En Suite**
- **Generous Sized Lounge**
- **Ground Floor Cloakroom/WC**
- **First Floor Bathroom**
- **Carport & Allocated Parking Space**
- **Pleasant Rear Garden**
- **Popular Development of Peters Village**
- **EPC RATING B**





LOCAL AREA INFORMATION FOR WOULDHAM

Wouldham is a rural village which sits between the base of the North Downs (Area Of Outstanding Natural Beauty) and the bank of the River Medway, with a 11th-century church, one school, one village shop, and two public houses, The Medway Inn and The Waterman's Arms. There are an abundance of country and riverside walks and pleasant views whichever direction you travel with the North Downs being the highlight.

Although Wouldham feels a rural location, it is actually very conveniently located and over recent years been developed with Peters Village which is a new development with several phases which has been designed to be a true village, with its own community facilities. When completed, it will have its own shops, medical centre, school, and village hall with changing rooms to serve the area's playing fields. Wouldham provides easy access to both the M20 and M2 motorway networks , as well as being located approximately 8 miles from Maidstone and approximately 4 miles from Rochester.

For education there is a local primary school, and secondary including grammar and private educational opportunities located in Maidstone. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold

Council Tax Band D

EPC Rating B

Double Glazing

Gas Central Heating

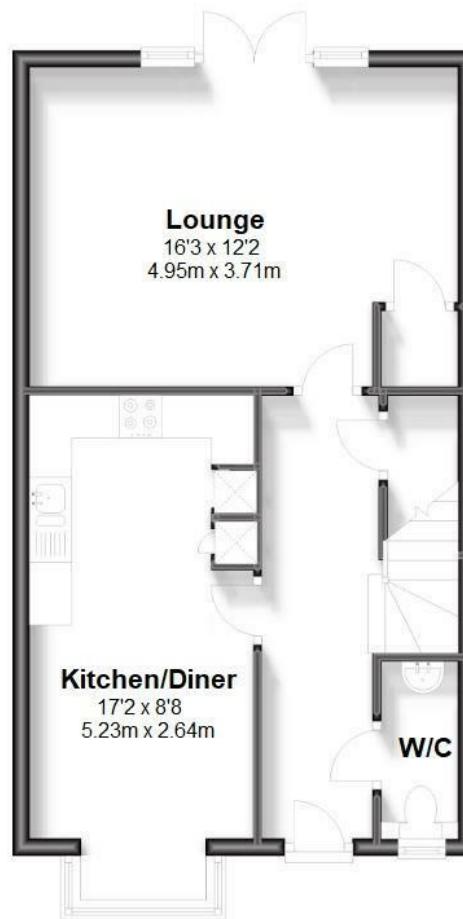
Loft

Management Charge Approx. £224.51 Every 6 Months



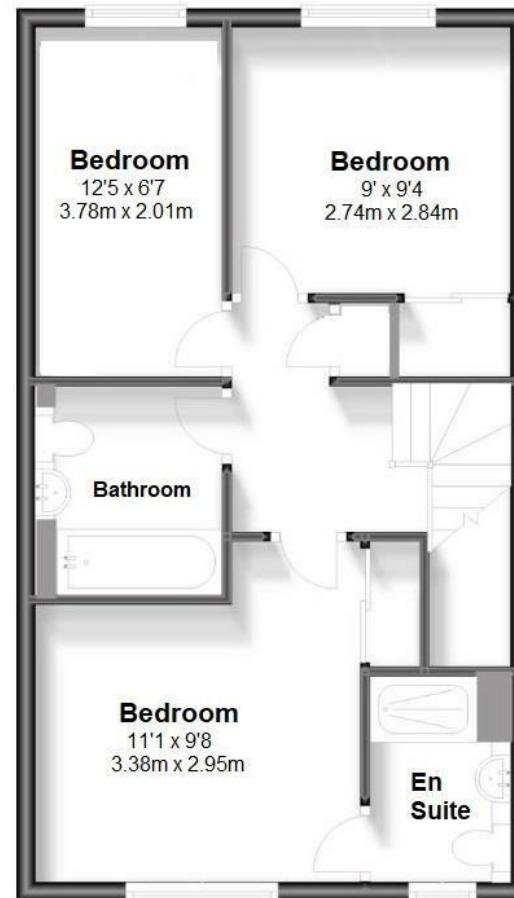
Ground Floor

Approx. 46.4 sq. metres (499.0 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



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