



Malling Road, Snodland, ME6 5ND
Offers Over £225,000




Page & Wells are excited to offer this characterful Victorian terraced house, ideally located along the popular Malling Road in Snodland. The property comprises good spacious accommodation and presents an excellent opportunity for buyers looking to create their ideal home.

The accommodation comprises two inviting reception rooms, providing flexible living and entertaining space, with the kitchen positioned to the rear of the property along with the bathroom. Upstairs offers two well-proportioned bedrooms.

Externally, the rear garden provides a pleasant outdoor space with area of patio and a long lawn area for animal and children to play securely.

This charming home offers fantastic potential for enhancement and personalisation but is already in good condition throughout. Conveniently located close to local amenities and benefitting from excellent road and rail links, the property is well suited to commuters and early viewing is highly recommended.

- 2 Bedroom Cottage
- Terraced House
- Sought After Snodland Location
- 2 Reception Rooms
- Bathroom Upstairs
- TADO Smart Heating System
- Close to Local Amenities And Schools
- Large Back Garden
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR SNODLAND

The village centre is just a few minute's walk and provides a good selection of shops, supermarkets and amenities.

The property is conveniently located for easy access to both the M2 & M20. Snodland Station is within walking distance and offers a direct service to London which takes approximately 45 minutes. There is also a good bus service in the area.

You are a short distance from the beautiful Leybourne Lake Country Park which boasts great outdoor activities and is perfect for peaceful countryside walks for all of the family. You also have St Andrew's Lakes close by offering a man made beach and selection of activities.

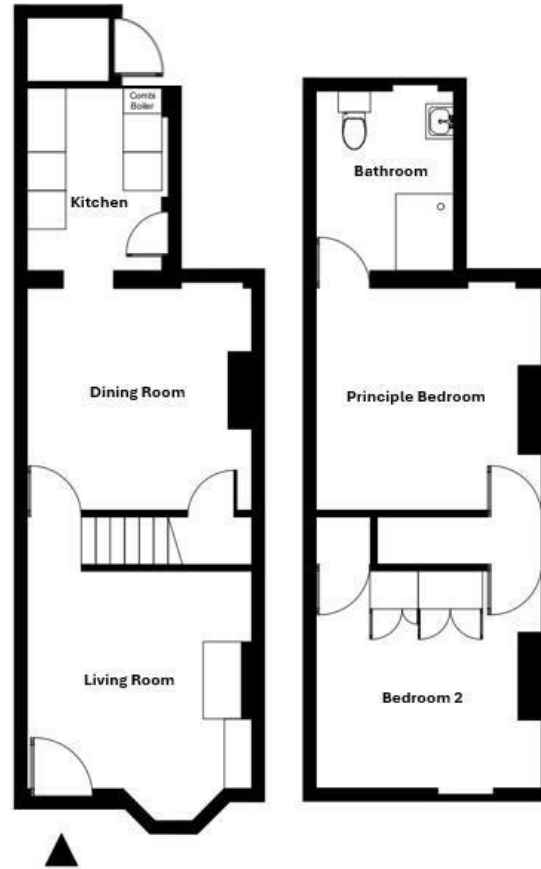
There are several picturesque villages within short journey times. Whilst Rochester is just across the river, with its host of pubs, restaurants and entertainment as well as the historic Castle and Cathedral.

For education there is a comprehensive range of primary, grammar and private educational opportunities (including Snodland CofE Primary School, St Katherine's School & The Holmesdale School). 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
- Brick Built
- Council Tax Band B
- EPC Rating D
- Gas Central Heating
- TADO Smart Heating System





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