



Nickleby Cottages

Church Street | Lower Higham | ME3 7LB



Nickleby Cottages

Church Street, Lower Higham, ME3 7LB

GUIDE PRICE £375,000 - £400,000
Freehold

Situated in sought after Lower Higham within a short walk from the train station is this three-bedroom semi-detached house with driveway which has been maintained to a high standard.

Benefitting from:

- Two Reception Rooms
- Ground Floor Cloakroom
- Modern Fitted Kitchen
- Double Glazed Office/Playroom
- Modern First Floor Bathroom
- Central Heating via newly installed electric boiler
- Double Glazing
- Own Driveway
- Easy Maintenance Rear Garden
- Viewing Recommended
- Council Tax: D
- EPC Rating: C



Accommodation

Entrance Hall: Entrance door into entrance hall. Wood flooring with underfloor heating. Under-stairs cupboard. Doors to: -

GF Cloakroom: Low level w.c. Wash hand basin. Partly tiled walls. Tiled flooring with underfloor heating.

Lounge: 5.3m x 2.9m (17'5" x 9'6") Georgian style double glazed window to front. Solid oak flooring. Radiator. Double doors to garden. Built-in sonic speakers. Electric fire. Staircase to third bedroom.

Dining Room: 4.42m x 3.12m (14'6" x 10'3") Georgian style double glazed door to conservatory. Wood flooring with under-floor heating.

Office/Playroom 4.57m x 2.7m (15' x 8'10") Double glazed window to front. Two double glazed Velux windows. Tiled floor with underfloor heating. Inset spotlights.

Kitchen: 2.57m x 2.06m (8'5" x 6'9") Double glazed Sash window to front. Modern fitted wall and base units with wooden work surface over. Sink and drainer unit. Tiled splash back. Built-in oven and hob with extractor hood over. Integrated fridge, freezer and dishwasher. Built-in washing machine and tumble dryer. Tiled flooring with underfloor heating.

First Floor Landing: Access to part boarded loft. Built-in cupboard housing water tank. Carpet. Doors to:-

Bedroom 1: 3.84m x 2.7m (12'7" x 8'10") Two double glazed Sash windows to front. Two radiators. Feature wallpaper wall. Fitted wardrobes to two walls. Carpet.

Bedroom 2: 3.48m x 2.44m (11'5" x 8') Double glazed Sash window to rear. Radiator. Carpet.

Bathroom: Frosted double glazed Sash window to rear. Modern suite comprising panelled bath with independent wall mounted shower unit. Pedestal wash hand basin. Low level w.c. Shaver point. Tiled walls. Tiled flooring. Extractor fan.

Bedroom 3 (Loft Room): 3.86m x 2.92m (12'8" x 9'7") Double glazed Sash window to front. Radiator. Carpet.





Exterior

Rear Garden: Decked steps down to garden. Fully paved patio. Rear pedestrian access. Fenced to side and rear.

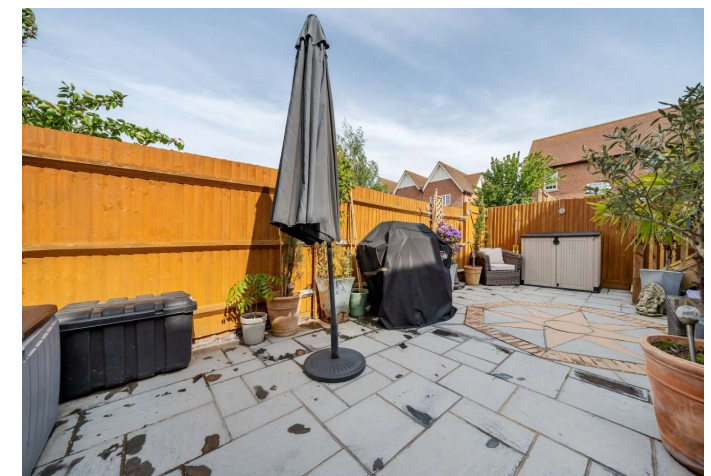
Parking: Own driveway to side for one car. Visitor parking to rear.

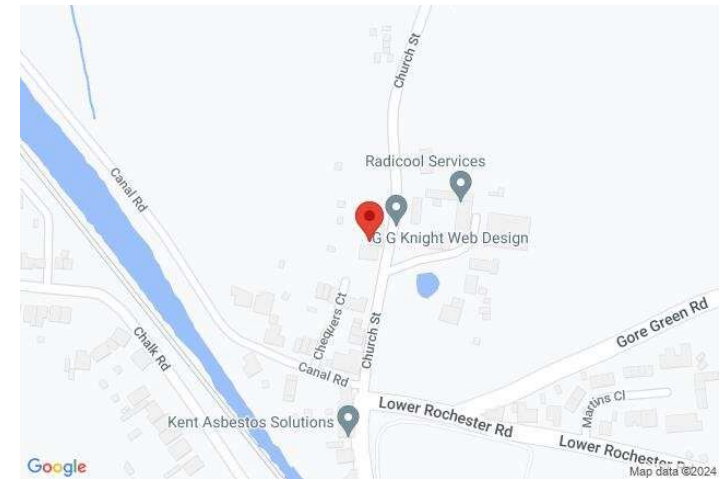
Additional Information

Higham has a rich Dickensian history and has Gads Hill School as its pride and joy, being one of the top rated private schools in the country. The village has great access to Gravesend and Strood Town Centres, with easy commuting routes to London via the A2/M2 and mainline station to London.

Council Tax - D

EPC Rating - C





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

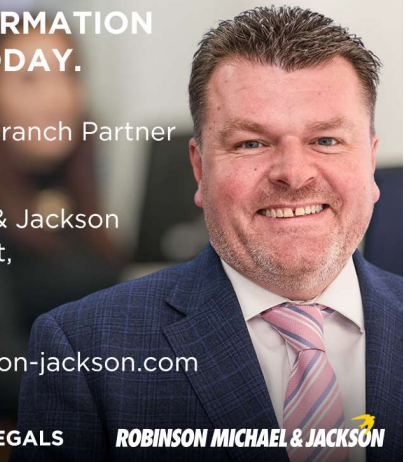
Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Andy Plaistowe - Branch Partner
 01474 333111
 Robinson Michael & Jackson
 21A & B King Street,
 Gravesend,
 DA12 2EB
gravesend@robinson-jackson.com



SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON



