

7 Cypress Road

Wainscott ME2 4PS

Price Guide £325,000

3 | 1 | 2 | C

PRICE GUIDE £325,000 - £350,000 Here in the sought after area of Wainscott, this delightful post-war semi-detached house, presents an excellent opportunity for families and first-time buyers alike. Offered with no forward chain, this property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort. Upon entering, you are greeted by a welcoming porch that leads into a spacious entrance hall. The generous lounge/diner provides a perfect setting for relaxation and entertaining, while the kitchen is conveniently located for ease of use. The first floor features three bedrooms, each offering a tranquil retreat, alongside a family bathroom equipped with both a bath and a cubicle shower, catering to all your needs. Externally, the property is complemented by a rear garden, perfect for outdoor activities or simply enjoying the fresh air. There is a workshop/storage only garage at the rear that adds valuable storage space, while the front garden enhances the property's curb appeal. Parking is a breeze with space for one vehicle, ensuring convenience for you and your guests. The location is particularly advantageous, with close proximity to a variety of amenities, including highly regarded schools for all ages. Commuters will appreciate the easy access to the Medway Tunnel and the M2/A2 motorway links, making travel straightforward.

With an EPC rating of C and a council tax band of D, this semi-detached house is not only a practical choice but also a wonderful place to call home. Don't miss the chance to view this property and discover all it has to offer.



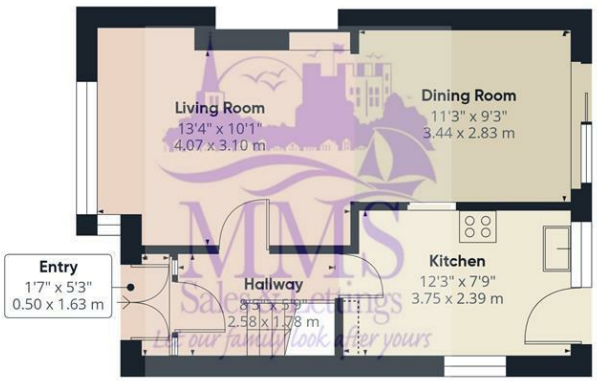




Area Map



Floor Plans



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

950 ft²
88.2 m²

Reduced headroom

2 ft²
0.2 m²

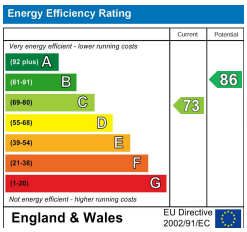
(1) Excluding balconies and terraces

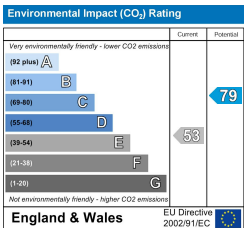
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Graph





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