



21 Lambeth Close

• Lordswood

Price: Offers In Excess Of £250,000



21, Lambeth Close, , ME5 8YL
Offers In Excess Of £250,000

- OFFERS IN EXCESS £250,000
- TERRACED HOUSE
- NEWLY FITTED DOUBLE GLAZED WINDOWS & DOORS
- THREE DOUBLE BEDROOMS
- KITCHEN/DINER
- BATHROOM
- CLOSE TO MOTORWAY LINKS
- EPC RATING D

New to the market this THREE bedroom terraced house is priced at offers in excess of £250,000.

In a quiet close but still having the benefit of being close to local amenities including schools and motorway links.

This could be an ideal purchase for a FIRST TIME BUYER!

The ground floor, has an open porch, entrance hall, WC, kitchen/diner, lounge The first floor has THREE bedrooms and a bathroom. EPC rating D

We are open 7 days a week - call now to book your viewing 01634379799.

GROUND FLOOR

PORCH

2'7" x 2'7" (0.8 x 0.8)

With UPVC door leading to the porch, storage cupboard housing the meters and opening to entrance hall.

ENTRANCE HALL

2'11" x 15'5" (0.9 x 4.7)

With stairs leading to the first floor, two storage cupboards, wall mounted electric meter and there is space under the stairs currently used as office area.

WC

2'11" x 4'3" (0.89m x 1.30m)

Frosted double glazed window to the front, tiled walls, low level WC and wall mounted hand basin.

KITCHEN/DINER

9'6" x 17'8" (2.9 x 5.4)

With double glazed bay window to the front, radiator, base and eye level units, built in electric cooker with gas hob with extractor fan above. Integrated dishwasher and space and plumbing for a washing machine and tumble dryer. There is a wall mounted boiler which the current vendors have informed us is 5 years old.

LOUNGE

11'1" x 15'8" (3.4 x 4.8)

With electric fire place (currently not working), double glazed window to the rear, radiator and sliding door to the rear garden.

FIRST FLOOR

LANDING

6'2" x 13'5" (1.9 x 4.1)

With three storage cupboards and acces to the loft space.

BATHROOM

5'2" x 5'10" (1.6 x 1.8)

With frosted double glazed window to the rear, partially tiled walls, radiator. There is a white suite with bath that has a panel to the front and a wall mounted over head shower. There is a low level WC and wall mounted sink.

BEDROOM 1

9'2" x 12'1" (2.8 x 3.7)

With double glazed window to the front, radiator and built in wardrobes.

BEDROOM 2

8'2" x 12'1" (2.5 x 3.7)

With double glazed window to the rear, radiator and built in wardrobes.

BEDROOM 3

7'2" x 9'2" (2.2 x 2.8)

With double glazed window to the rear and a radiator.

GARDENS

FRONT - With stoned area and brick border.

REAR - With patio and stoned area, shed and gate for rear access.

NB

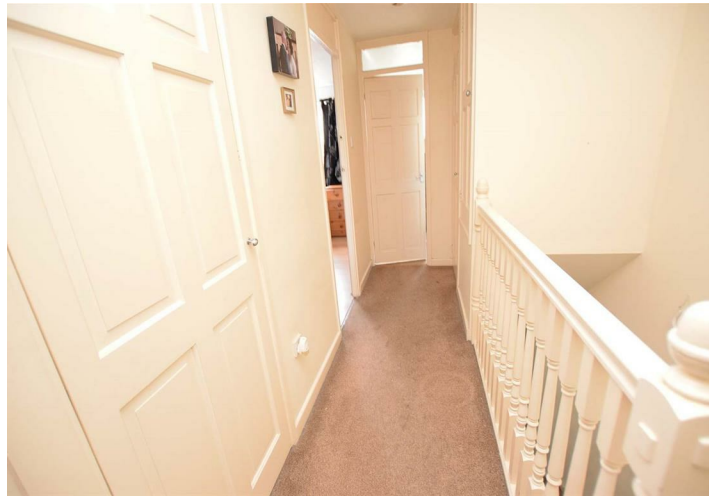
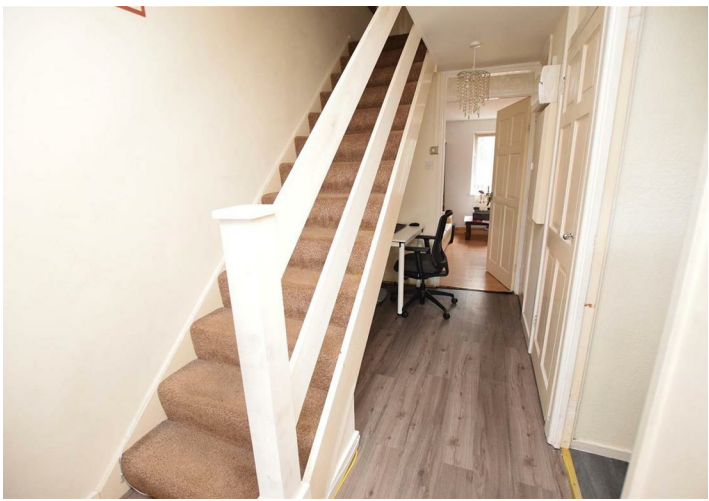
HARRISONS RESIDENTIAL recommend a panel of solicitors for which we may receive a referral fee of £150 plus VAT per transaction.

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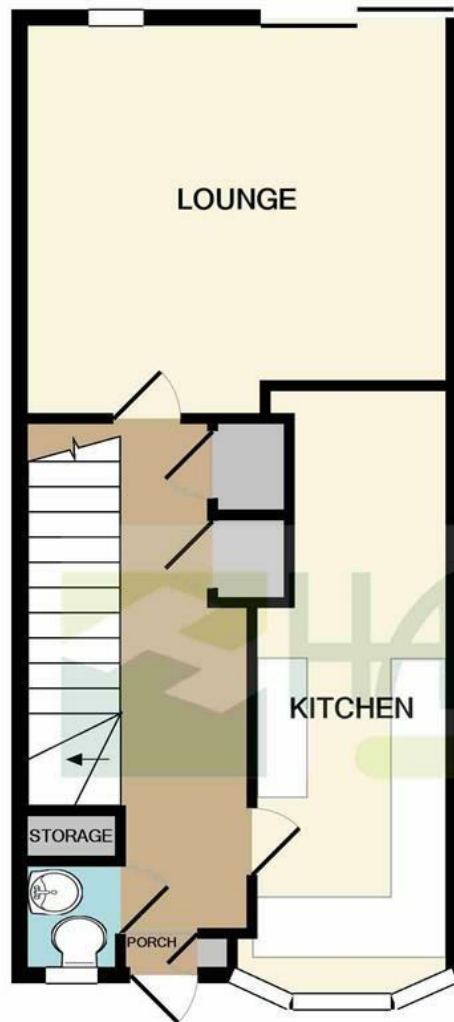
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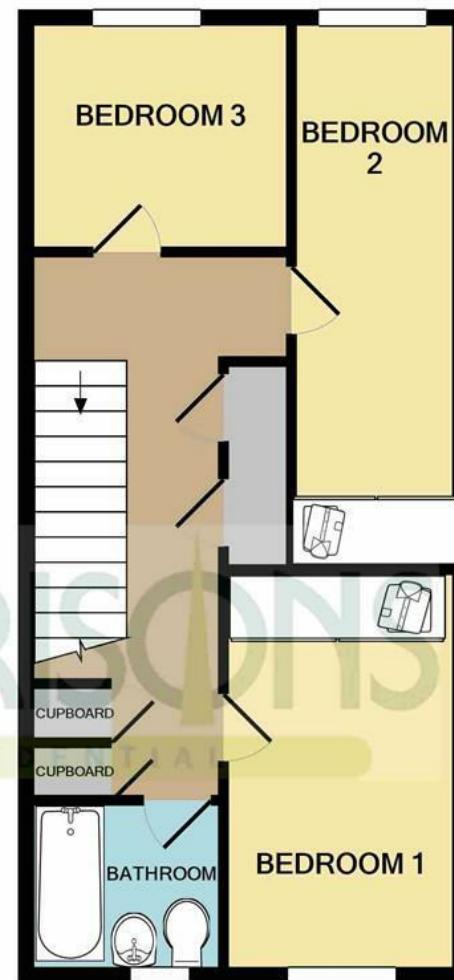
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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