



212, High Street,  
Wouldham, ME1 3UD

Guide Price  
£230,000



- 2 Bedroom Mid Terraced House
- In Need of Some Refurbishment
- Potential for extension (STUPP)
- No Chain



212 High Street, Wouldham, Kent, ME1 3UD



#### PROPERTY DESCRIPTION

Are you looking for a project that you can turn into a home? Then don't miss this two bedroom mid terraced property situated in the quiet village of Wouldham, offered vacant with no forward chain. The property is set back from the main road in a small close. With 2 reception rooms, 2 bedrooms and an upstairs bathroom, this would make a great starter home.

#### LOCATION DESCRIPTION

Wouldham is a small village on the bank of the River Medway, it boasts an 11th-century church, one school, two public houses and one convenience store for local shopping. Snodland train station is 2.7 Miles away with links to London. Wouldham is situated in between both the M2 and M20 for links to London and the south.



A small frontage mainly laid to lawn with a tree. pathway leading to the upvc and glazed door opening into...

#### RECEPTION ONE

4.11m x 2.86m (13'5" x 9'4")

Neutrally decorated room, with double glazed window out to front, electric heater. An opening leading to the stairs to first floor and electric meters. Door leading to....

#### RECEPTION TWO

4.13m x 2.89m (13'6" x 9'5")

Located just off the kitchen this would make an ideal dining room. Access to large under stairs cupboard. Upvc and frosted glazed door out to garden allowing light into the room, electric heater. An opening leading to...



#### KITCHEN

2.48m x 1.74m (8'1" x 5'8")

A range of white wall and base units with roll top work surface Single bowl sink with tiled splashback. Space for washing machine, electric cooker and fridge/ freezer. double glazed window out to garden.

#### FIRST FLOOR

##### LANDING

Stairs to ground floor and doors leading to...



##### BEDROOM ONE

4.16m x 2.90m (13'7" x 9'6")

A double bedroom with ample room for bedroom furniture. Double glazed window out to front. Electric heater.

##### BEDROOM TWO

2.90m x 3.15m narrowing to 2.01m (9'6" x 10'4" narrowing to 6'7")

A larger than average single bedroom with double glazed window out to garden and electric heater.

##### BATHROOM

1.98m x 1.69m (6'5" x 5'6")

Bath with electric shower over. close coupled wc and basin. double glazed frosted window out to garden.



##### REAR GARDEN

A south facing rear garden of mainly to laid lawn. A covered area ideal for storage. Close board wood panel fencing encloses either side with a wall to the rear.

##### SERVICES

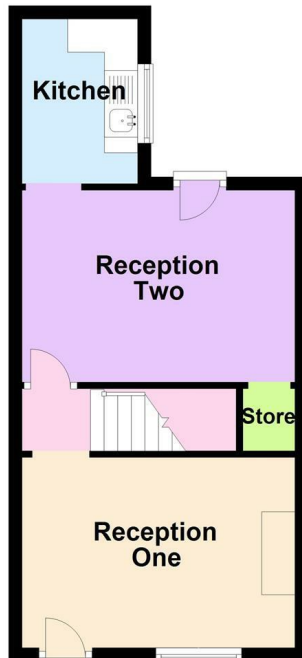
Mains Electricity, Water and Drainage.  
Council Tax: Tonbridge and Malling  
Band: B Charges 2021/2022: £1,549.11



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Ground Floor



First Floor



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