



7, Mallingdene Close,  
Rochester, ME3 8TT

£325,000

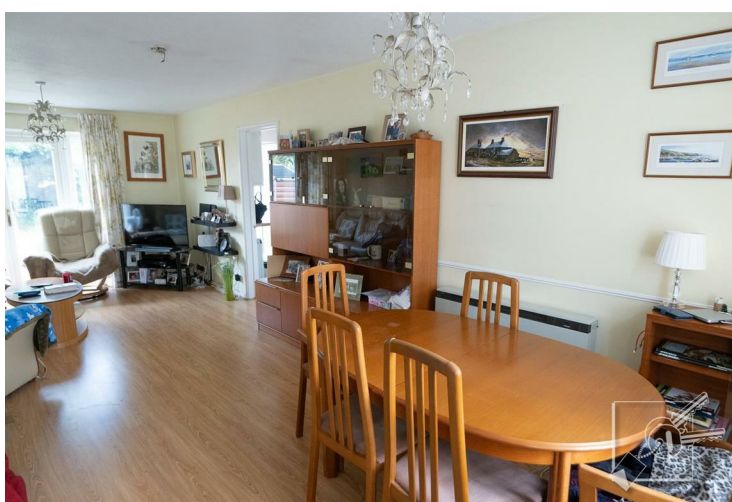


- Three Bedroom End Of Terrace
- No Onward Chain
- Plenty of Off Street Parking & Garage
- Potential to Extend STUPP





## 7 Mallingdene Close, Rochester, , ME3 8TT



### DESCRIPTION:

This three bedroom end of terrace is nicely tucked into the corner of a cul-de-sac and offers ample potential for extension subject to planning permission. The accommodation comprises: porch, leading into a lounge/diner with double glazed doors out to a decent size rear garden, a cream gloss fitted kitchen with built in oven & hob, two double bedrooms, a single bedroom and separate shower room and w.c. The house benefits from double glazing throughout and is heated by electric night storage heaters. Parking is not a problem here as plenty of off street parking to the front with the option to create more if required plus an integral garage. Offered for sale with no onward chain, viewing is highly recommended.





#### **LOCATION:**

Malingdene Close is a cul-de sac situated off of Milton Avenue in Cliffe Woods. There are local shops and facilities within a few minutes walk, a community centre, workingman's club and its own primary school which has a four star rating in the Ofsted reports. It is also in the catchment area of St Helens Church Of England primary school in Cliffe, and Higham Primary school which are all very popular. Among the choice of secondary schools The Hundred of Hoo Academy is within 2.3 miles, Strood Academy 3.1 miles, Rochester Independent College is 3.6 miles and Rochester Grammar 4.4 miles. The nearest railway station would be Higham which is just 1.6 miles, Strood is within 2.7 miles and Rochester which is 3.5 miles. The M2, M20, and M25 motorway links are easily accessible.



#### **FRONTAGE:**

A long drive allowing off street parking for several cars leads to the front porch. There is a generous corner plot of lawn with shrubs and bushes which could be used for additional parking.

#### **PORCH:**

An ideal space to kick off the shoes before entering the property. Double glazed outer door, double glazed windows to side, inner door to:

#### **LOUNGE/DINER:**

Double glazed window to front, double glazed doors to rear with access to garden. Two electric storage heaters, door to:

#### **KITCHEN:**

Double glazed window and door to rear. Modern cream gloss wall and base cupboards, rolled edge work tops, electric Hotpoint hob with integrated extractor hood over, built in oven within housing unit, beige one and a half bowl sink and drainer, built in cupboard, plumbing for washing machine and slimline dish washer, space for fridge/freezer. (We understand the current appliances will remain).



#### **STAIRS/LANDING:**

Double glazed window to side, carpet, access to loft, airing cupboard with immersion heater, access to loft. Electric wall mounted heater.

#### **SHOWER ROOM:**

Double glazed window to rear, corner shower cubicle with aqua board to the surrounding walls, vanity hand basin, tiled walls, tiled floor, illuminated wall mirror.

#### **SEPERATE W.C.:**

Double glazed window to rear, low level w.c. with built in cistern, vanity wash basin, tiled floor, mosaic effect tiled walls.



#### **BEDROOM 1:**

A double bedroom with double glazed window to front, electric storage heater, carpet.

#### **BEDROOM 2:**

A double room with double glazed window to rear over looking the rear garden, electric night storage heater, carpet.

#### **BEDROOM 3:**

A single room with double glazed window to front, electric storage heater, carpet.



#### GARDEN:

A decent size rear garden with paved patio, picket fence and gate through to lawn area, mature trees, shrubs and bushes, large fish pond, smaller ponds, shed, outside water tape, side gate leading to front of property.

#### TENURE:

Freehold

#### LOCAL AUTHORITY:

MEDWAY

Council Tax Band C - £1867.33

#### SERVICES:

Mains Electric, Mains Water, Mains Drainage.

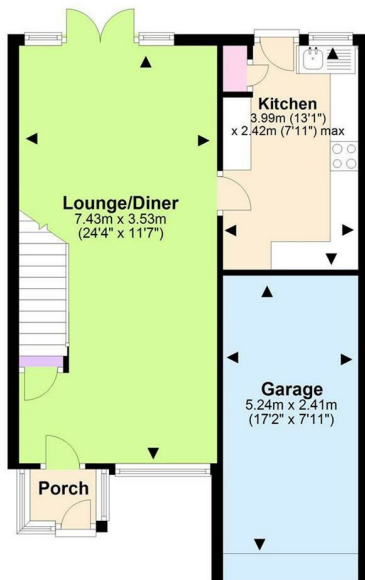
Please note there is no gas in the property, but we understand there is gas to the area.

#### BROADBAND PROVIDERS:

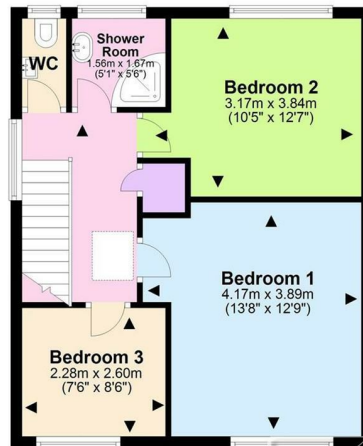
BROADBAND: We understand Openreach provide standard and Superfast service and that you may be able to obtain broadband services from the following fixed wireless providers: EE, Three.

MOBILE PROVIDERS: EE and Three are both likely to provide voice and data for indoor use. For outdoor use EE, Three, O2 and Vodafone are likely to provide voice and data. 5G is predicted to be available from O2 for outdoor use only.

Ground Floor



First Floor



#### Energy Efficiency Rating

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

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