



FOR SALE

Lombardy Close, Hempstead

3 Bedroom semi-Detached House

Sitting Room, Kitchen/Dining Room

Downstairs Cloak Room, Upstairs Bathroom

Large rear Garden, Drive Way for Several Cars

Garage, EPC Rating C

£350,000.00



10 Lombardy Close, Hempstead

Phoenix Property Services are delighted to offer for sale this three bedroom semi detached family home situated in this popular Hempstead location.

The ground floor living space comprises of two reception rooms, one being the lounge, the other being an open plan kitchen diner incorporating a modern fully appointed kitchen with breakfast bar and separate dining area. There is also a W/C cloakroom.

To the first floor there are three bedrooms and the family bathroom with separate W/C.

Externally the property benefits from a block paved driveway with off road parking for several vehicles and access to the garage. The established rear garden boasts both patio and lawn to provide an ideal outdoor entertaining space. Lombardy Close offers a secluded feel within a quiet cul-de-sac whilst conveniently located within close proximity to Hempstead Valley Shopping Centre, along with links to Kent motorway and rail networks.

This property is available exclusively through Phoenix Property Services.

ENTRANCE HALL

UPVC opaque half glazed entrance door, under stair cupboard, fitted carpet. Doors leading to Kitchen / Diner and Lounge.

W/C CLOAKROOM

Opaque window, fitted with two piece modern suite comprising of vanity unit wash basin and W/C. Tiled floor.

KITCHEN

2.78m x 3.04m

Window overlooking Rear Garden. Fitted with a range of matching base, wall and drawer units with complementary laminate worktops, stainless steel 1½ bowl sink with drainer, integrated electric oven, 4 ring gas hob with extractor hood over, integrated low level fridge, integrated low level freezer, integrated dishwasher, integrated washing machine. Tile-effect laminate floor.



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DINER

2.78m x 3.04m
Double doors to Rear Garden patio. Tiled floor.

LOUNGE

4.39m x 3.65m
Bay window, fitted carpet.

STAIRWAY / LANDING

Loft hatch with loft ladder, airing cupboard, fitted cupboards, fitted carpet. Doors leading to all rooms.



BEDROOM ONE

3.47m x 3.34m
Fitted sliding wardrobe, fitted carpet.

BEDROOM TWO

3.04m x 2.95m
Eye level fitted cupboard and shelving unit, fitted carpet.

BEDROOM THREE

2.67m x 2.14m
Fitted carpet.

FAMILY BATHROOM

Opaque window. Fitted with two piece modern suite comprising of panelled bath with wall mounted shower, retractable screen and pedestal wash hand basin. Flotex Flooring.

W/C

Opaque window. Fitted with a low level W/C. Flotex Flooring.

EXTERIOR – FRONT

7.57m x 7.87m
Hedge row, block paved driveway with parking for several vehicles and access to the garage.

GARAGE


5.18m x 2.48m
Up and over manual garage door, pedestrian door to rear, power & lighting.

REAR GARDEN

7.57m x 10.6m
South West facing. Patio with greenhouse, stairs to raised lawn with shed and an array of mature foliage including apple and pear tree, with shrubs and flowers to borders.

USEFUL INFORMATION

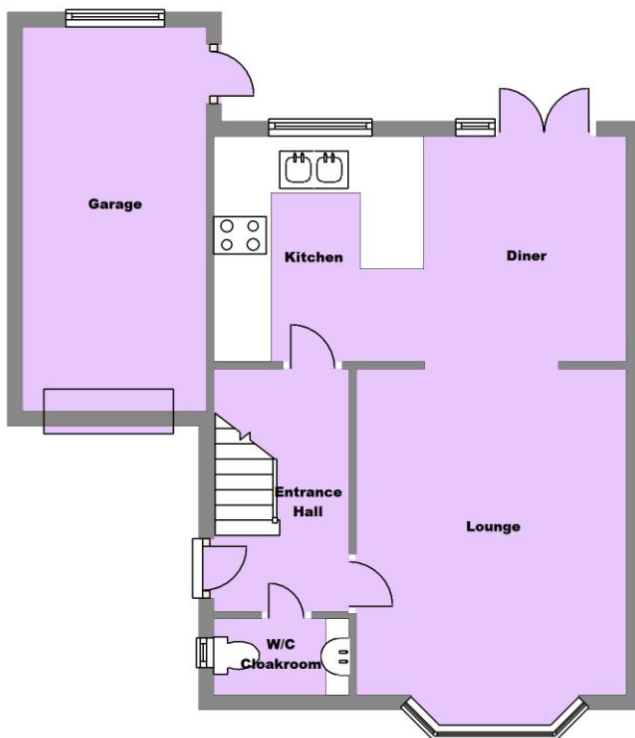
Gas central heating with localised wall mounted radiators (with thermostatic valves).
UPVC double glazed windows and external doors. Smoke alarms on both floors and CO detector fitted
Tenure: Freehold
Local Authority: Medway Council
Council Tax: Band D
Energy Efficiency Rating: C-69

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FLOOR PLAN

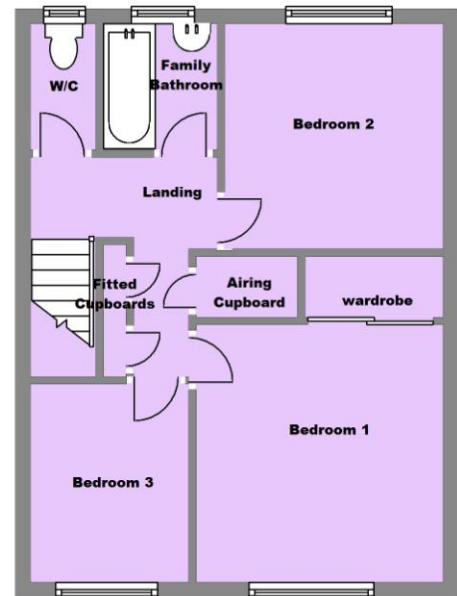
Ground Floor

Approx. 54.4 sq. metres (585.4 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



All services provided but, none tested - Measurements by Sonic tape and may be subject to variation.

Viewing strictly by appointment with Phoenix Property Services 54 Watling Street Gillingham ME7 2YN Telephone 01634 575 575. Viewings may be arranged at a mutually convenient time including weekends.

These details are produced for information only and do not form part of any contract. This property is Freehold.