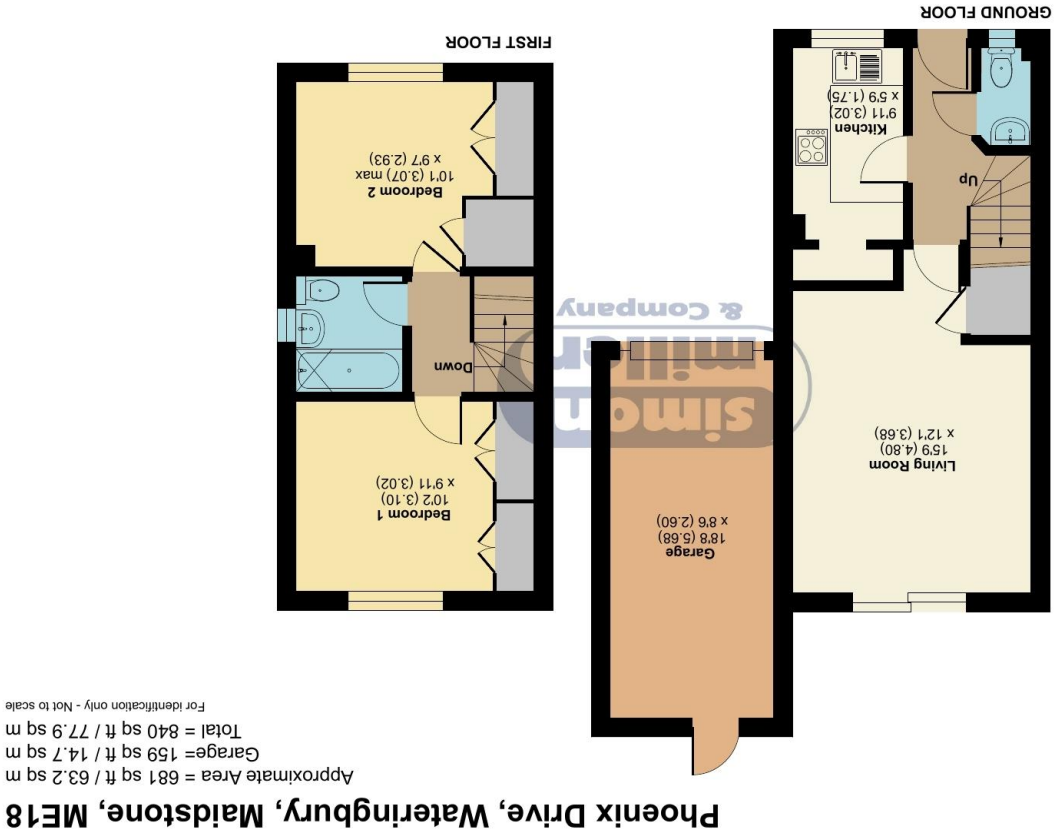




56 Phoenix Drive, Waterringbury, Kent, ME18 5DR

GUIDE PRICE: £325,000-£350,000

EPC RATING: C





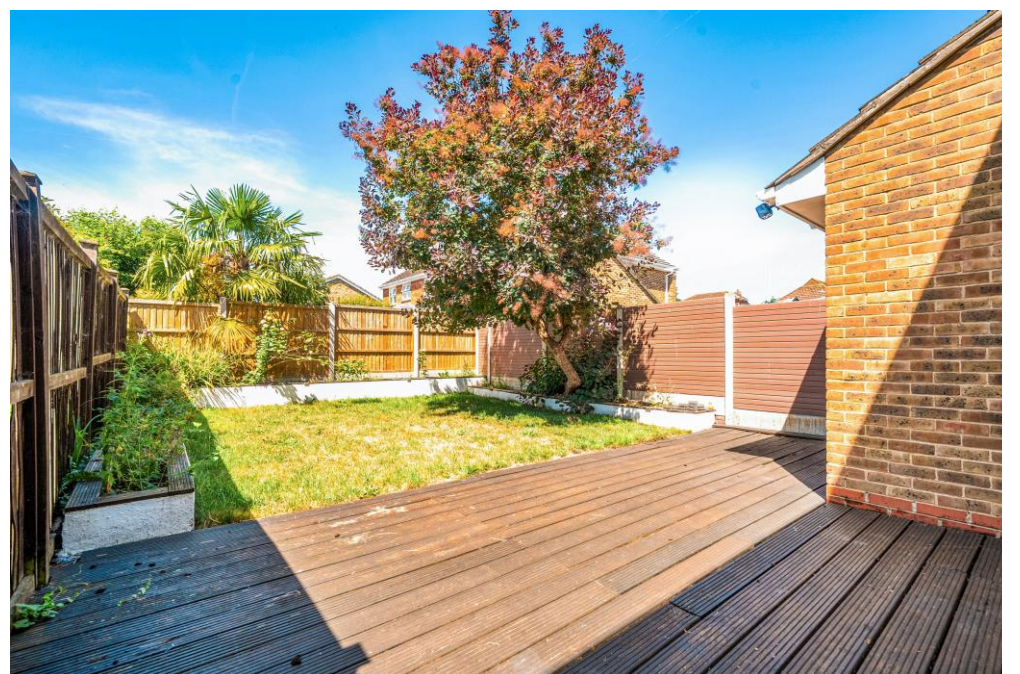
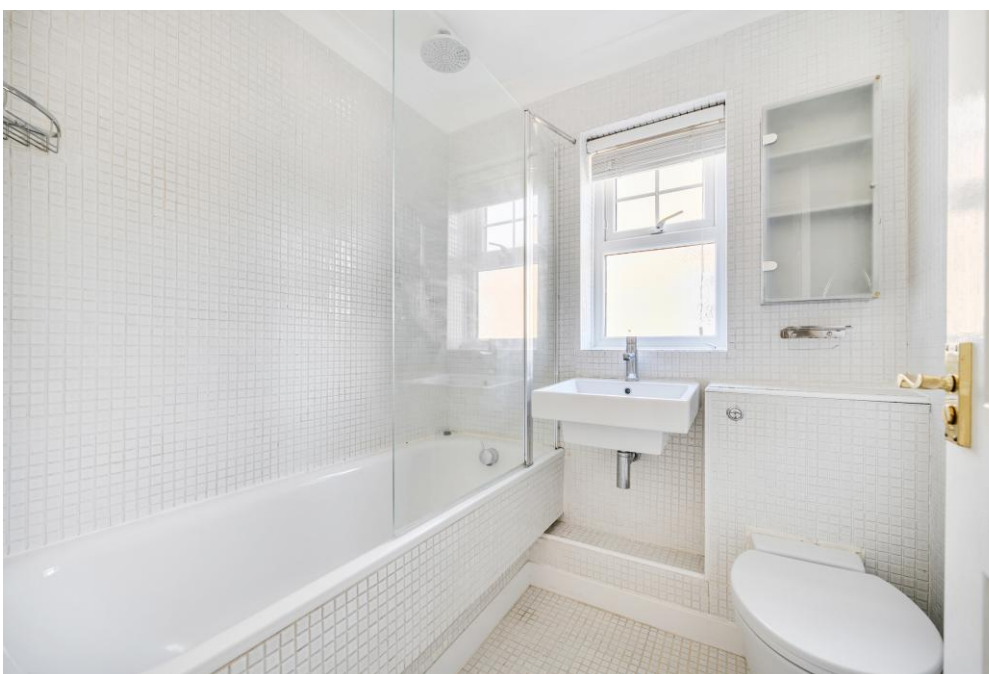
A two bedroom semi detached home situated at the base of a cul-de-sac on this popular modern development.

The property benefits from its own driveway and parking, an attached garage and a westerly facing and enclosed rear garden.

To the interior, are two double bedrooms, a first floor bathroom and to the downstairs a fitted kitchen, w/c and living room with direct access to the rear garden.

This home is being offered with no onward chain, so please contact the office to arrange a key accompanied viewing.

**Freehold
EPC: C
Council Tax: D
Full Fibre Broadband**



- **SMALL CUL-DE-SAC LOCATION**
- **TWO DOUBLE BEDROOMS**
- **ENCLOSED AND WESTERLY FACING REAR GARDEN**

- **OWN DRIVEWAY AND GARAGE**
- **READY TO VIEW NOW**
- **NO ONWARD CHAIN**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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