



**Offers In Excess OF £375,000**

**SPRINGETT WAY, COXHEATH, ME16 8FF**

**Family Home or Investment Gem**

## OVERVIEW

- ✔ Bathroom, WC, and Shower Room
- ✔ Ideal family or investment opportunity
- ✔ Conservatory
- ✔ Driveway and garage
- ✔ Beautifully landscaped rear garden
- ✔ Popular village location

🏡 Family Home or Investment Gem – Driveway, Garage & Room to Grow!

This three-bedroom semi-detached home is ideal for families or investors. It features a spacious driveway, a detached garage with an electric door, and a large rear garden with a patio and built-in lighting, perfect for entertaining and potential expansion (STPP).

Inside, you'll find a bright open-plan living and dining area, a separate kitchen, and a conservatory overlooking the garden. Upstairs, there are three well-sized bedrooms, two doubles and a generous single, a separate bathroom, WC, and an additional shower room, offering convenience for busy mornings.

With light cosmetic updates needed, this property has heaps of potential. Don't miss the chance to create your ideal home or investment!



## Front Garden



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**Living Room**



**Bedroom 1**



**kitchen**



**Garden**

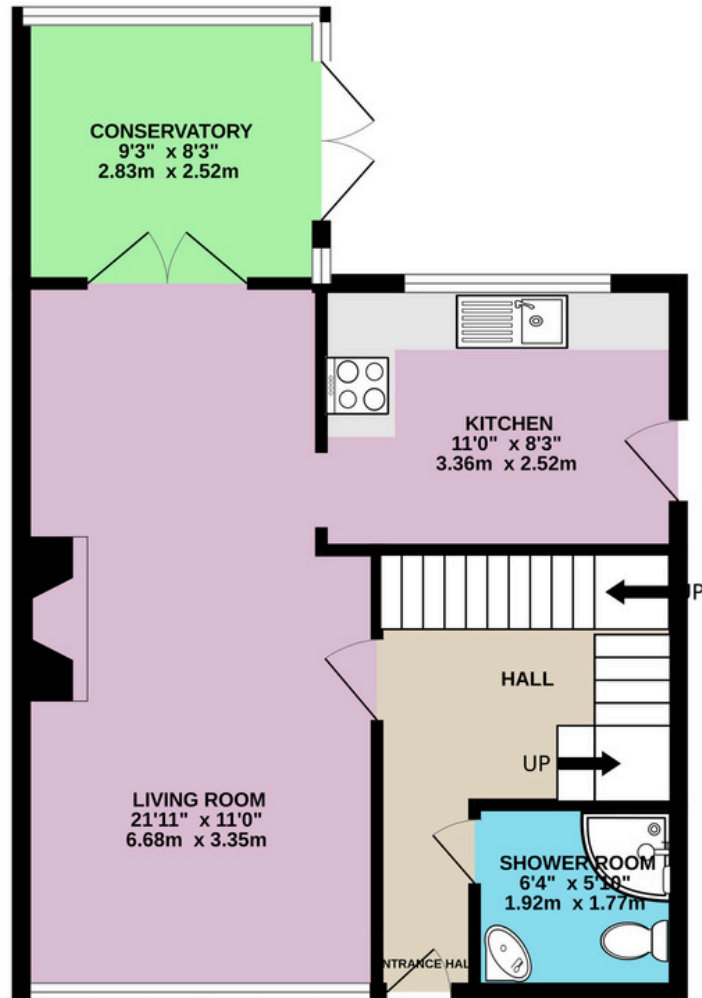


**Bathroom**

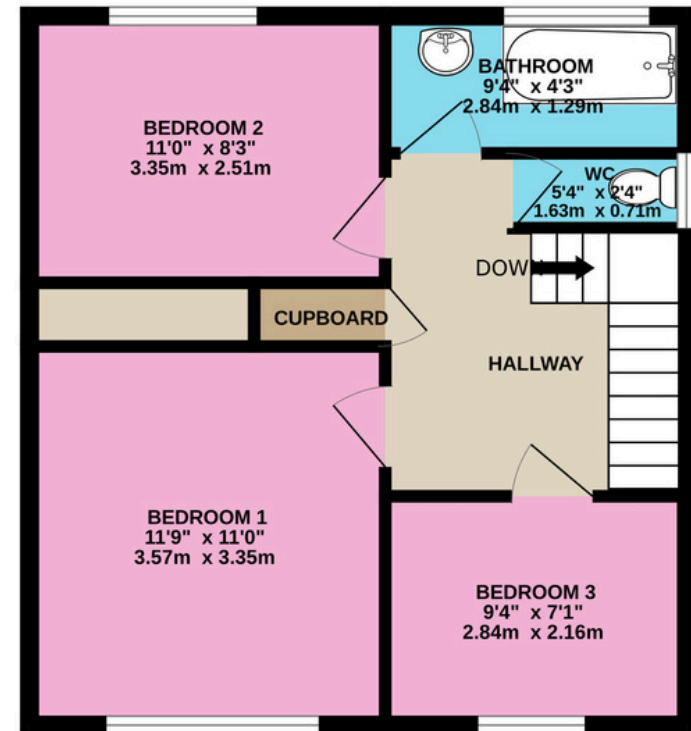


# FLOOR PLANS

GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



Please note, all dimensions are approximate / maximums and should not be relied upon for the purposes of floor coverings.

SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any 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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# ADDITIONAL INFORMATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING: C

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