



Three Bedroom Terraced House  
Magpie Hall Road, Chatham, Kent, ME4 5NA

£245,000  
Freehold

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## Description

An opportunity to purchase this separate three bedroom home, which will make an ideal first time buyers home or for an investor to rent out. The accommodation comprises of: entrance hall, lounge, separate dining room leading through to a good sized kitchen offering a range of fitted wall units and ample worksurfaces. This continues through to the conservatory, which is a lovely space to chill and unwind in.

Upstairs you are welcomed to three bedrooms, two of which are double with fitted wardrobes and a family bathroom. The rear garden is offered with low maintenance in mind with a large patio area. Also rear access.

Please call the Sales Team for further details.

## Key Features

- A great first time buyers home
- Close to local shops and schools
- Conservatory
- Low maintenance garden
- Three Reception Rooms
- Convenient for Chatham Town Centre
- Garden 58'9" x 13"

## Local Area

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbsfleet International plus road connections to the M2/M25 & M20. Amenities include a bustling Town Centre, the Historic Dockyard, Capstone Ski & Snowboard centre and nearby Gillingham FC and Rochester Castle & Cathedral.

GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

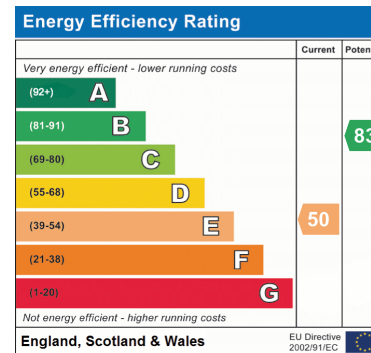
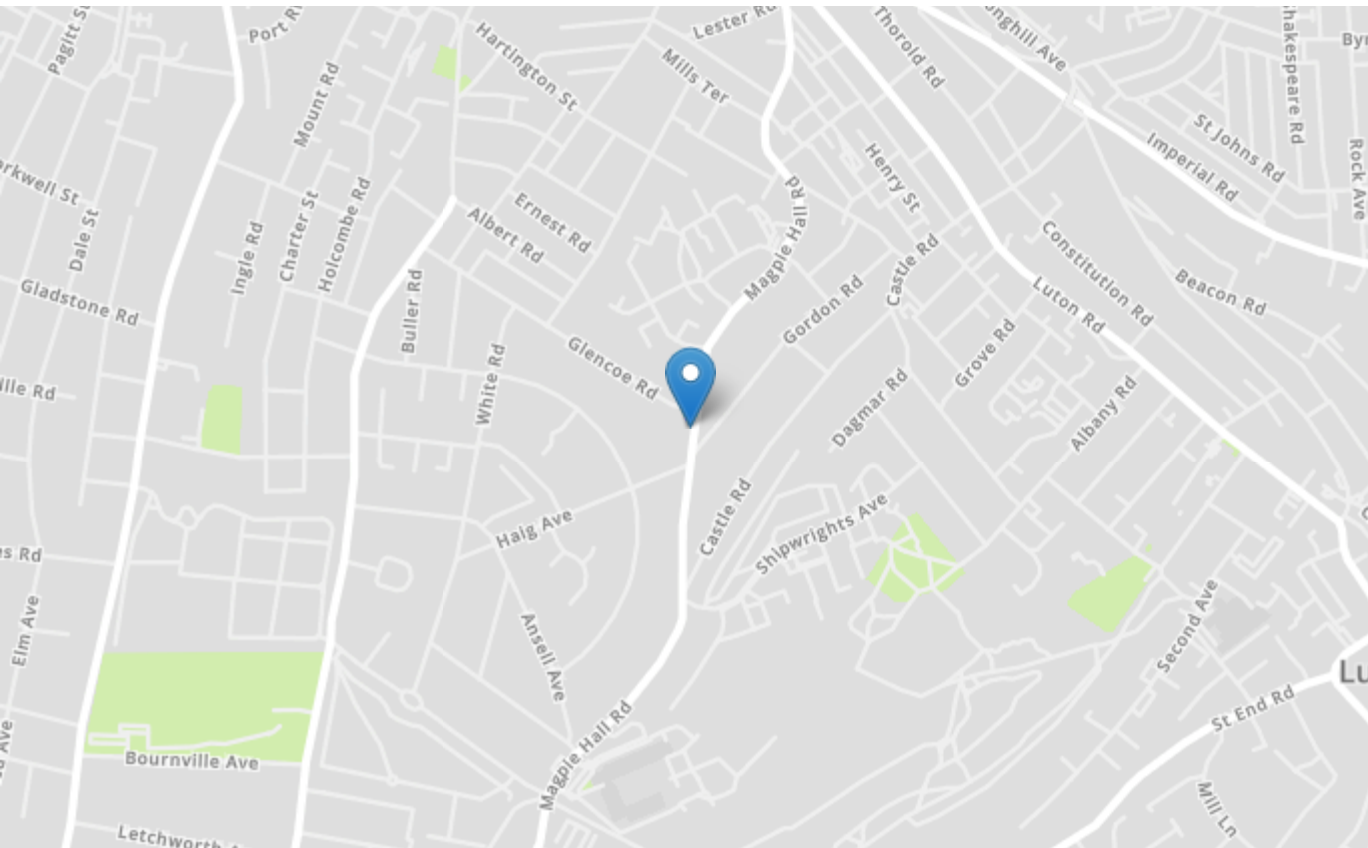
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Property Location

Magpie Hall Road, Chatham, Kent, ME4 5NA



<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Medway
<b>Council Tax</b>	Band B

### Greyfox Walderslade

Unit 2, Thetford House  
 Walderslade Village Centre  
 Walderslade Road  
 Chatham  
 Kent  
 ME5 9LR  
 Tel: 01634 672227 Email:  
 walderslade@greyfox.co.uk

### Greyfox Rainham

67C High Street  
 Rainham  
 Kent  
 ME8 7HS  
 Tel: 01634 377737 Email:  
 rainham@greyfox.co.uk

#### Agent Notes

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