



Two Bedroom End of Terrace House  
Rudge Close, Chatham, Kent, ME5 8UJ

£290,000  
Freehold

## Rudge Close, Chatham, Kent, ME5 8UJ

£290,000

Freehold

### Description

This delightful two bedroom End of Terrace is a great opportunity for the first time buyer to move straight into, as the current owners have maintained and presented throughout. The property includes a modern fitted kitchen with integrated double oven, gas hob and breakfast bar, open planned to a good size lounge which is a lovely room to chill in with a media wall and contemporary fire. Also has the added benefit of a conservatory which is used as the dining area - a great space to entertain with family and friends, over looking the private rear garden. Upstairs you are welcomed to two double bedrooms and a modern fitted bathroom with shower.

Moving outside, the property sits on a corner plot which gives you the opportunity to extend to the side if required. It is mainly laid to lawn, with patio area. Access to garage and gated access to the front which leads to the neat front garden. To avoid disappointment, arranging a viewing is highly recommended. Please contact us today to arrange an appointment.

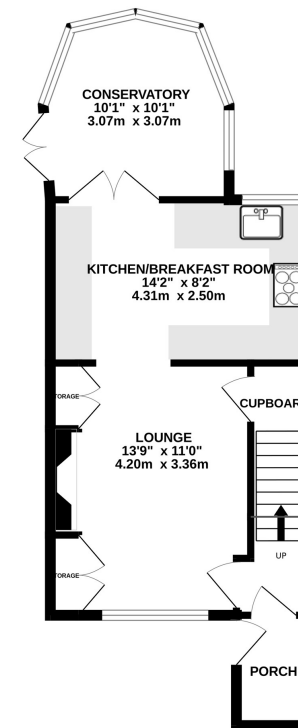
### Key Features

- Two bedroom End of Terrace House
- Immaculate Condition
- Corner plot/ Potential to extend subject to planning
- Double Bedroom
- Modern Kitchen and decor
- Conservatory
- Garage
- Garden 76' x 29'10"

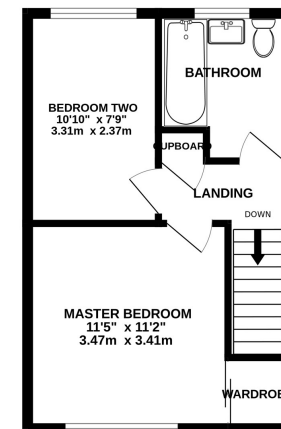
### Local Area

Lords Wood is a suburb of Chatham, located approximately 3 miles outside of Chatham Town Centre. With local amenities including local shops, schools and a sports leisure centre. With frequent bus services in to the main town centres and mainline railway stations. For those who need to commute, the property is close to Kings Ferry commuter coach pick up points and both the M2/M20 motorways servicing the coast and London.

GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



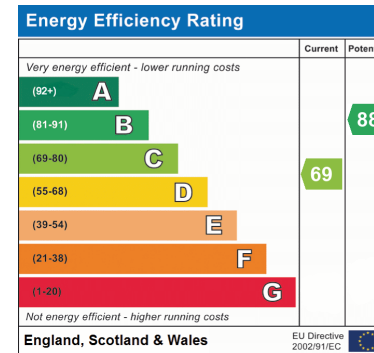
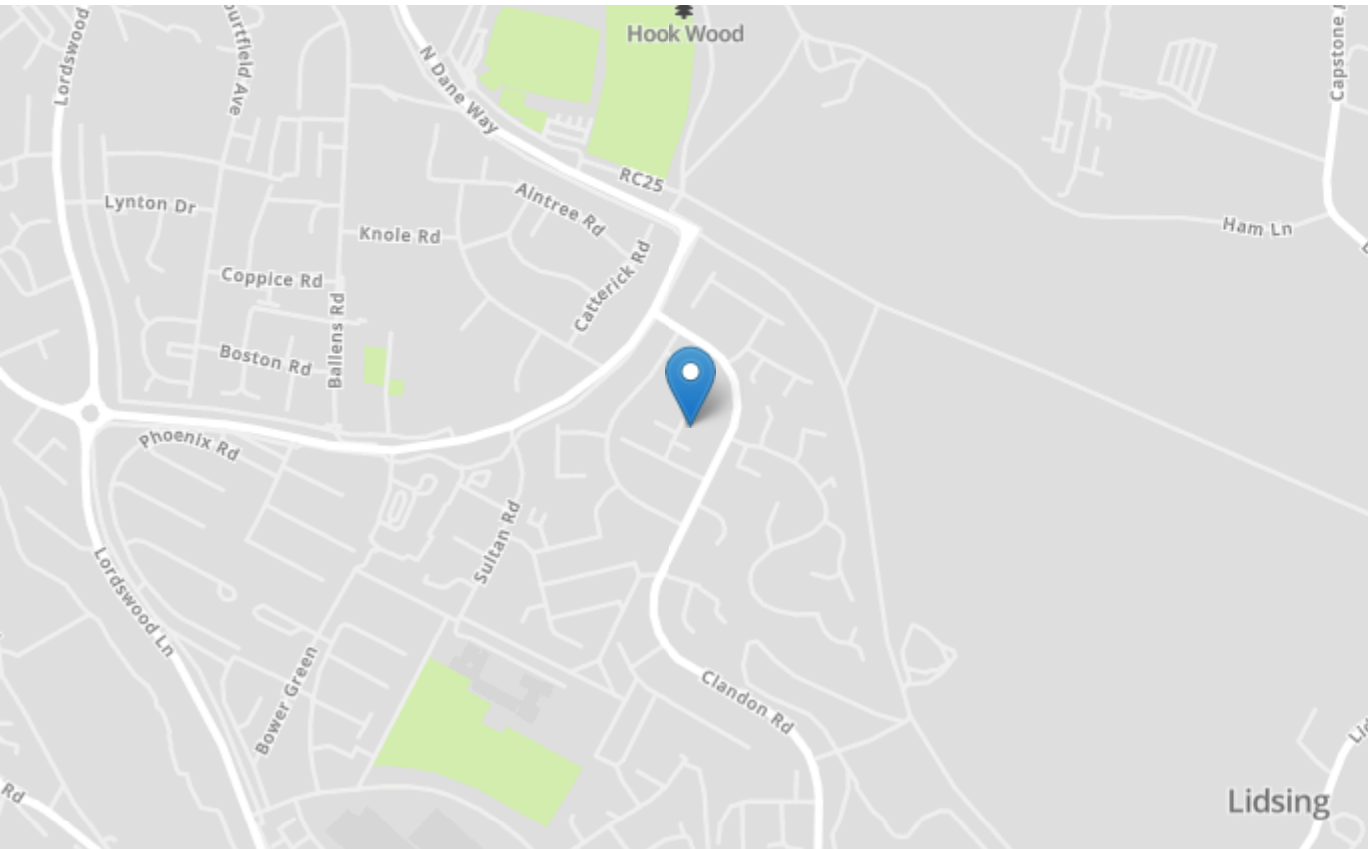
TOTAL FLOOR AREA : 755 sq.ft. (70.2 sq.m.) approx.

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.  
Made with Metropix ©2024



## Property Location

Rudge Close, Chatham, Kent, ME5 8UJ



<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

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.