



Two Bedroom Terraced House  
Limetree Close, Chatham, Kent, ME5 0DR

Offers Over £230,000  
Freehold

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## Description

Situated in a cul-de-sac in a popular location with easy access to Chatham town centre with mainline station. This property is elevated to provide views to the front aspect. Ideal first buy or possible investment purchase. Steps lead up to the tiered front garden and door. There is a handy entrance porch with interior door to Lounge/ dining room, a contemporary staircase is a lovely addition. The kitchen/ breakfast room has a range of cupboards and worksurfaces. Upstairs are two bedrooms and a bathroom. The rear garden is fence enclosed and of a courtyard style for easy maintenance. There is an allocated parking space in close proximity to the property.

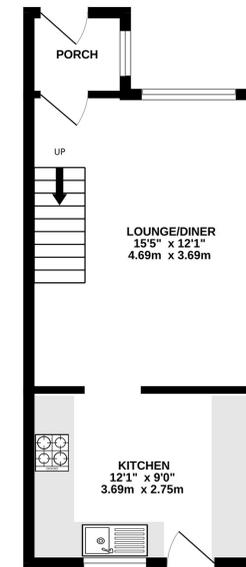
## Key Features

- Two bedroom house
- Cul-de-sac Location
- Kitchen/ Breakfast Room
- Easy maintenance garden
- Central Heating
- Double Glazing
- Must be seen
- Allocated Parking

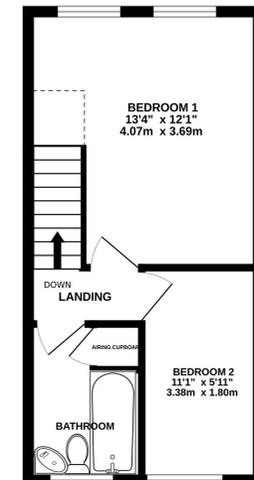
## Local Area

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  
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.

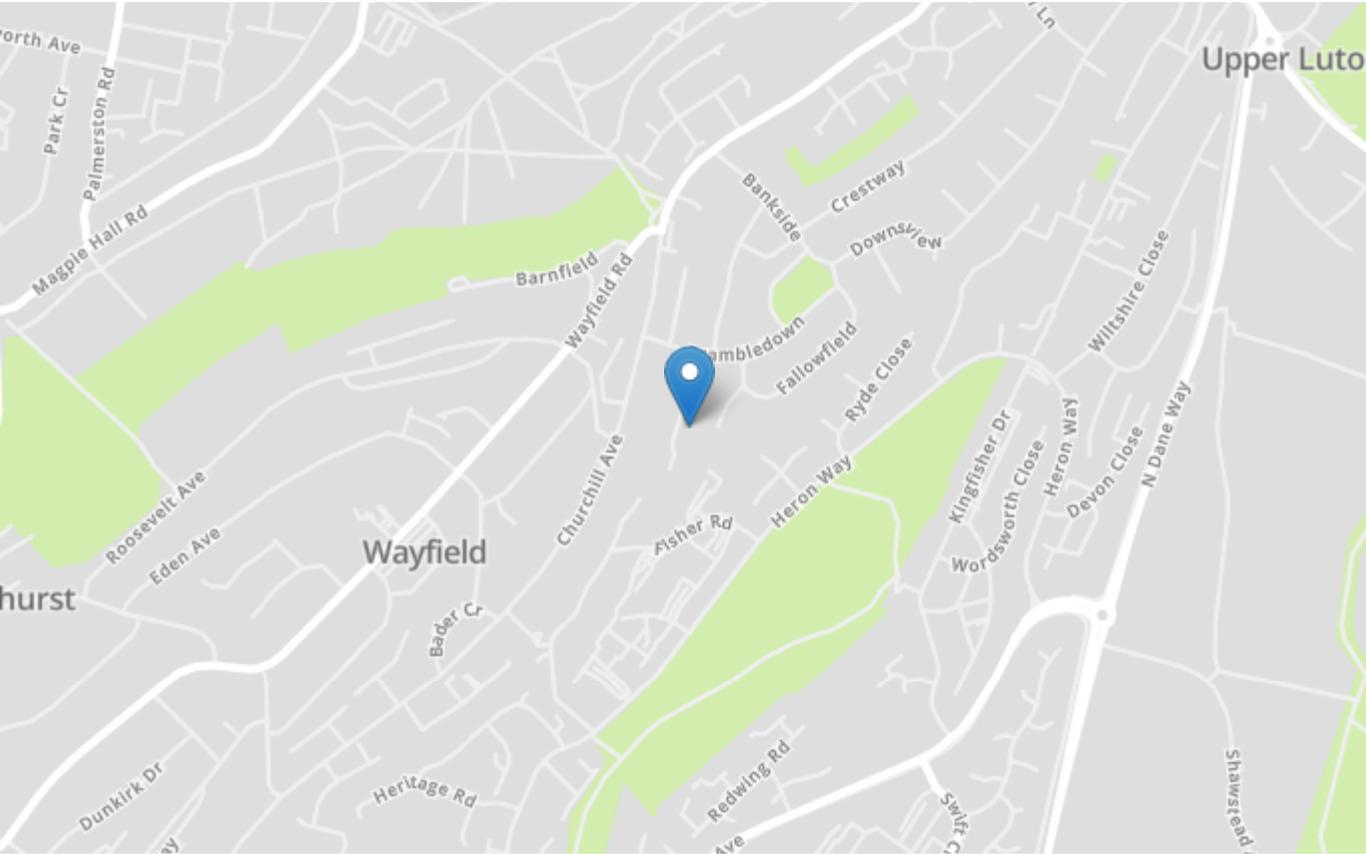
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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| Energy Efficiency Rating                    |          | Current                 | Potential   |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs |          |                         |   |
| (92+)                                       | <b>A</b> |                         |   |
| (81-91)                                     | <b>B</b> |                         | <b>88</b>   |
| (69-80)                                     | <b>C</b> | <b>72</b>               |   |
| (55-68)                                     | <b>D</b> |                         |   |
| (39-54)                                     | <b>E</b> |                         |   |
| (21-38)                                     | <b>F</b> |                         |   |
| (1-20)                                      | <b>G</b> |                         |   |
| Not energy efficient - higher running costs |          |                         |   |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |  |

|                        |          |
|------------------------|----------|
| <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

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#### 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>.