

haus

Estate Agents



Three Bedroom Terraced House
Grosvenor Avenue, Chatham, Kent, ME4 6UY

Guide Price £300,000
Freehold

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Description

Guide Price £300,000 - £325,000

Let's take a trip in time to the 1930s, where we'll explore a charming mid-terrace house that has been refurbished over the years and still retains further potential for development, subject to planning. Or, the existing layout can be modernized, improving the existing layout into a more contemporary feel. The property is currently tenanted and it will best suit buy to let investors who will be prepared to retain the existing tenant for at least the remainder of their existing contract. As you step inside, you'll immediately notice the through lounge/ diner, which provides a spacious and versatile living area. with its patio double-glazed door and reasonably high ceilings, this room is flooded with natural light, creating a warm and inviting atmosphere that is perfect for both entertaining guests and relaxing with the family. But that's not all, this property also benefits from a loft room, which provides an additional space that can be used for a variety of purposes. Whether you need a home office or a playroom for the kids, the loft room is cozy and inviting with plenty of natural light and the added bonus of a separate toilet and sink, the loft room is sure to fit the bill. On the first floor, there are three bedrooms and a family bathroom. The current layout allows for further modernization and the potential to extend to the rear, subject to the necessary planning approval. The low-maintenance north-facing rear garden is perfect for those who want an outdoor space without the hassle of constant upkeep. The property is also ideally located for public transport, with Chatham train station within an approximately 0.5-mile radius. Don't miss out on the opportunity to purchase this mid-terrace home, contact our team in Rainham to book your viewing and avoid disappointment.

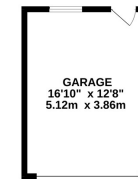
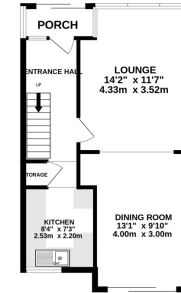
Key Features

- 1930's three bedroom mid terrace house
- Loft room with w.c
- Through lounge/ diner
- First floor family bathroom
- Detached garage to rear
- Tenants in residence until December 2023
- Chatham train station within 0.5 miles approximately

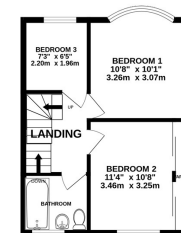
Local Area

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, Rochester Castle and Rochester Cathedral.

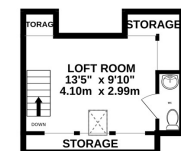
GROUND FLOOR
603 SQ. FT. (55.9 SQ. MET.) APPROX.



1ST FLOOR
375 SQ. FT. (34.8 SQ. MET.) APPROX.



2ND FLOOR
205 SQ. FT. (19.0 SQ. MET.) APPROX.



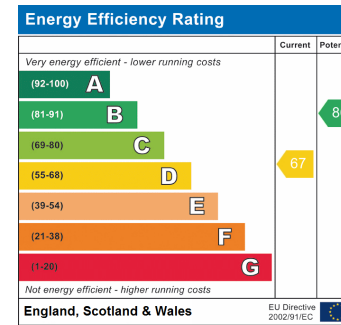
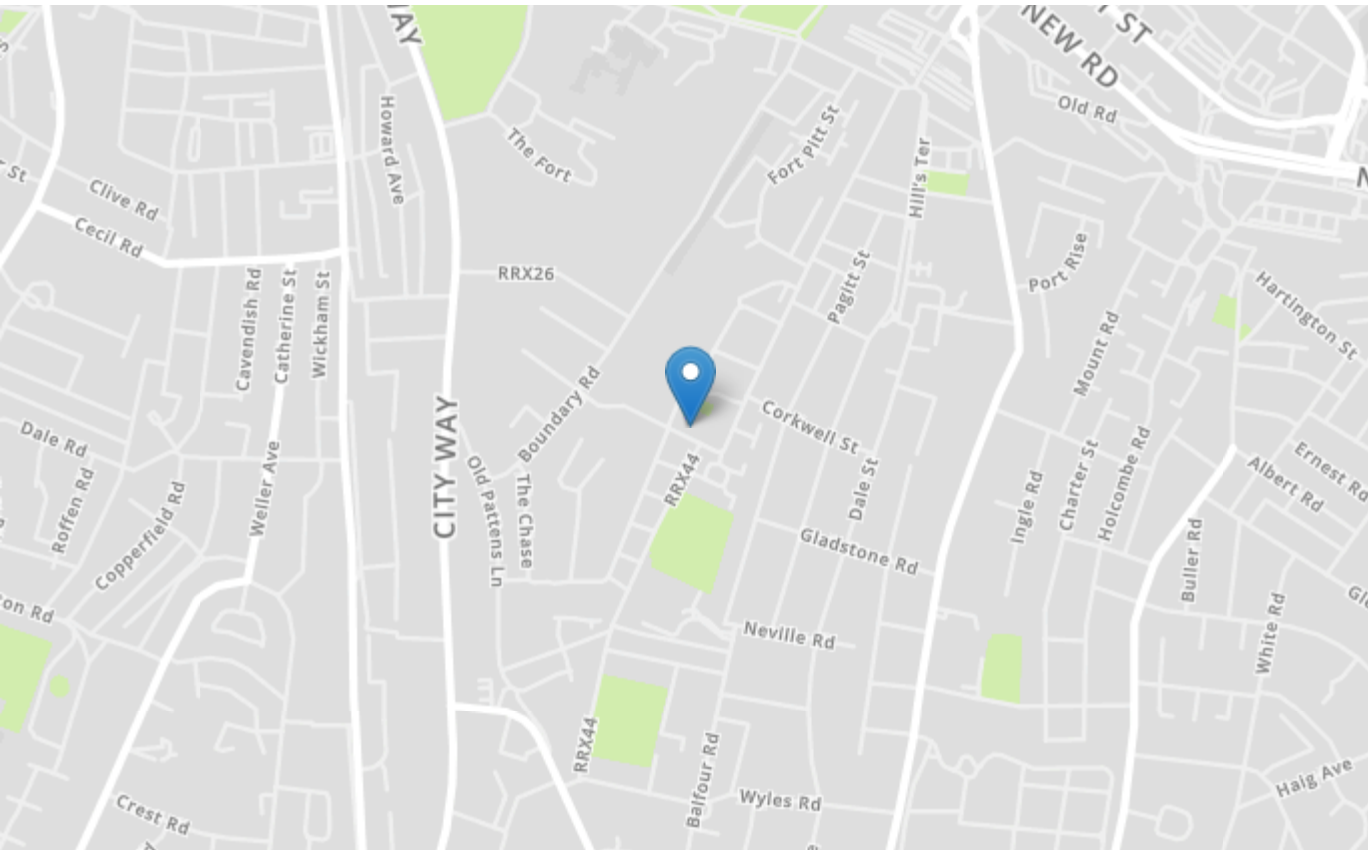
TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.

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

Grosvenor Avenue, Chatham, Kent, ME4 6UY



Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band C

haus Estate Agents

26, London Road

Gillingham

Kent

ME8 6YX

Tel: 01634 848883 Email:

hello@hausestateagents.co.uk

Agent Notes

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact.

The seller does not make or give nor do our employees or haus Estate Agents have authority to make or give any representation or warranty to the property. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment, or facilities. 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. References to tenure, service charges and ground rent (where applicable) as well as council tax are based on information supplied by the seller.

The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.