



Three Bedroom End of Terrace House  
Blenheim Avenue, Chatham, Kent, ME4 6UX

Guide Price £350,000  
Freehold

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## Description

Guide Price £350,000 - £375,000

No Chain! This end of terrace house has a lot of character and potential to extend further, subject to relevant planning permissions, as it sits on a large corner plot. Convenient for local schools and Chatham town centre and access to Rochester, plus it is only a 1 hour commute from London.

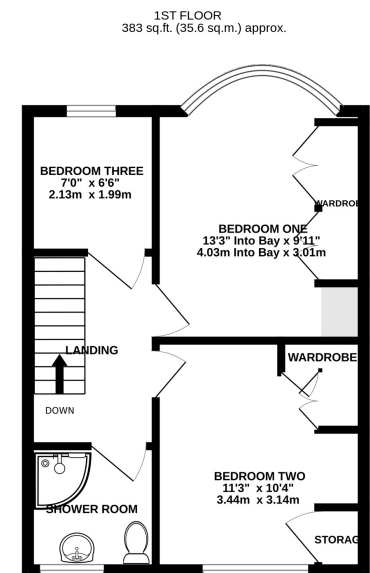
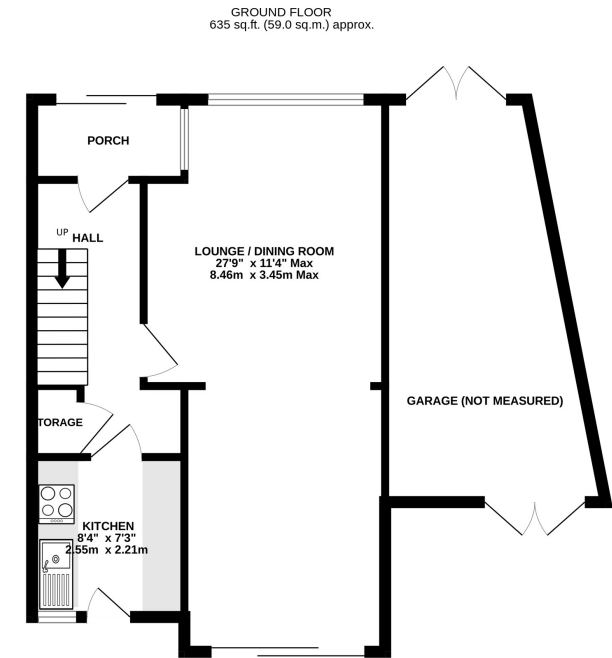
Accommodation comprises: entrance hall with staircase. The through lounge/dining room is of a good size with patio doors to the rear garden. There is also a well appointed kitchen which also has access to the garden. Upstairs are three bedrooms, the main bedroom has fitted wardrobes and a bay window. The bathroom has a corner shower cubicle. The rear garden is well maintained with lawn, shrubs and there is an area ideal area for a vegetable plot. A great home for families.

## Key Features

- End of Terrace House
- Three Bedrooms
- No Chain
- Corner Plot
- Potential to Extend (STRPP)
- Convenient Access for Chatham & Rochester
- Garage

## 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.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

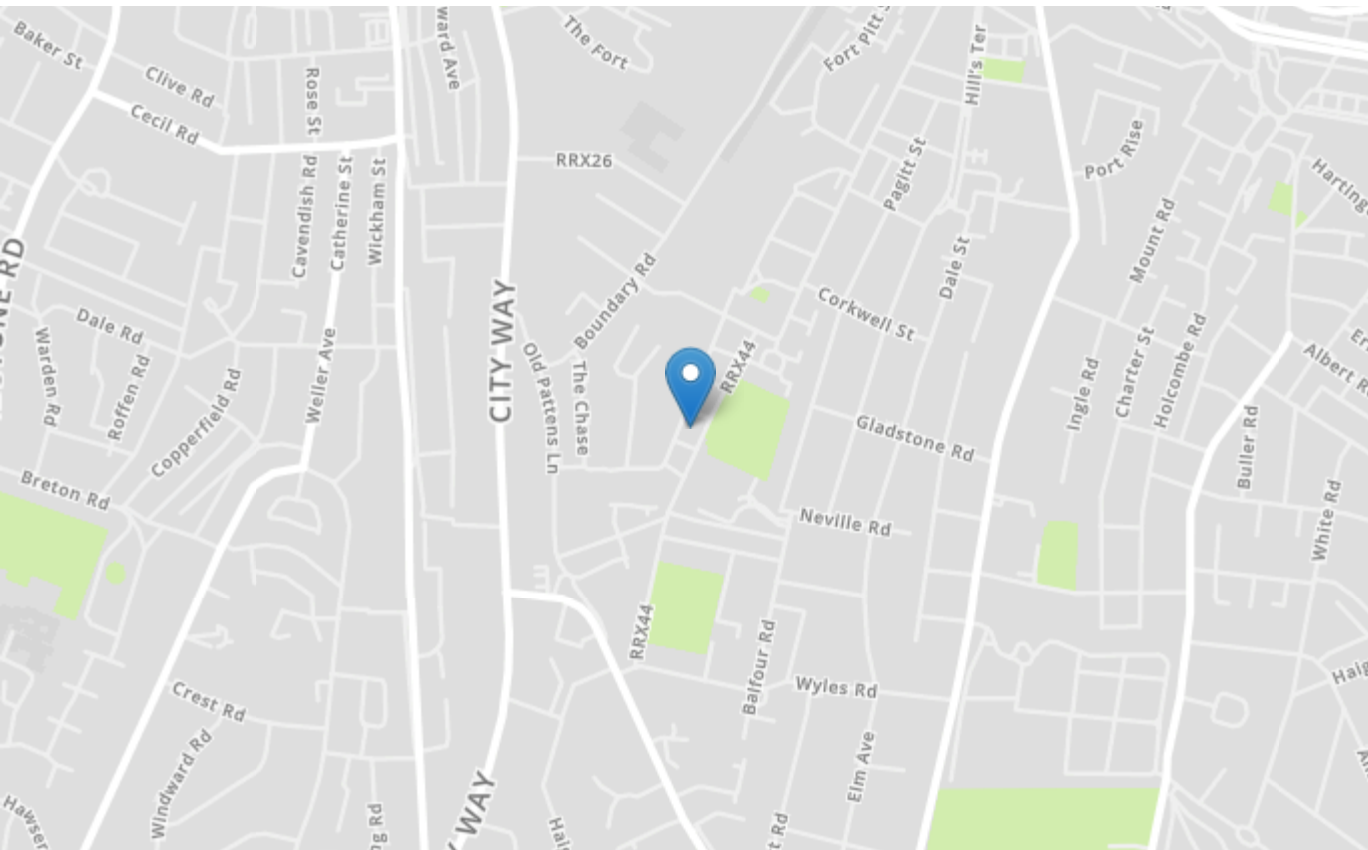
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</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 C

### Greyfox Walderslade

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#### Agent Notes

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