



Three Bedroom Semi-Detached House  
Bader Crescent, Chatham, Kent, ME5 0DJ

Guide Price £315,000  
Freehold

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### Description

Guide Price £315,000 - £325,000. Situated in a popular area convenient for local schools and easy access to Chatham town this house has everything you need for a great family home. The house sits slightly elevated from the road. Accommodation comprises entrance hall, lounge to the front aspect which has a bay front and fire place to add a focal point. The kitchen / dining room is well appointed with sliding doors taking you out to the delightful rear garden. Upstairs there are three good size bedrooms and family bathroom. It is rare to find a rear garden that would suit all family members but this one is the exception with lawn and patio area approximately 50 foot x 28 foot. There is side access to the front with the potential of having space for two vehicles to park subject to relevant planning permission for a drop kerb. Please call the Greyfox Sales Team to book your internal viewing.

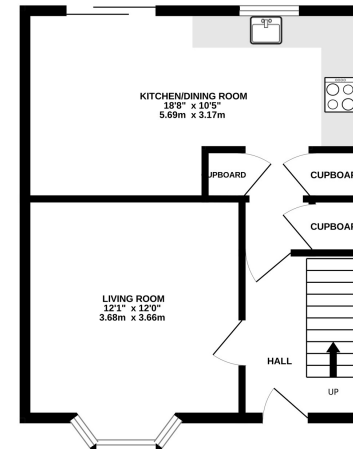
### Key Features

- Three bedroom semi-detached house
- Separate lounge
- Kitchen / dining room
- Local schools and amenities
- Good size garden
- Potential for dropped kerb (STRPP)
- Popular area
- Ideal family home or investment

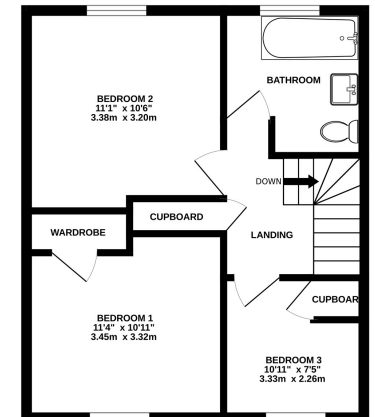
### Local Area

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  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



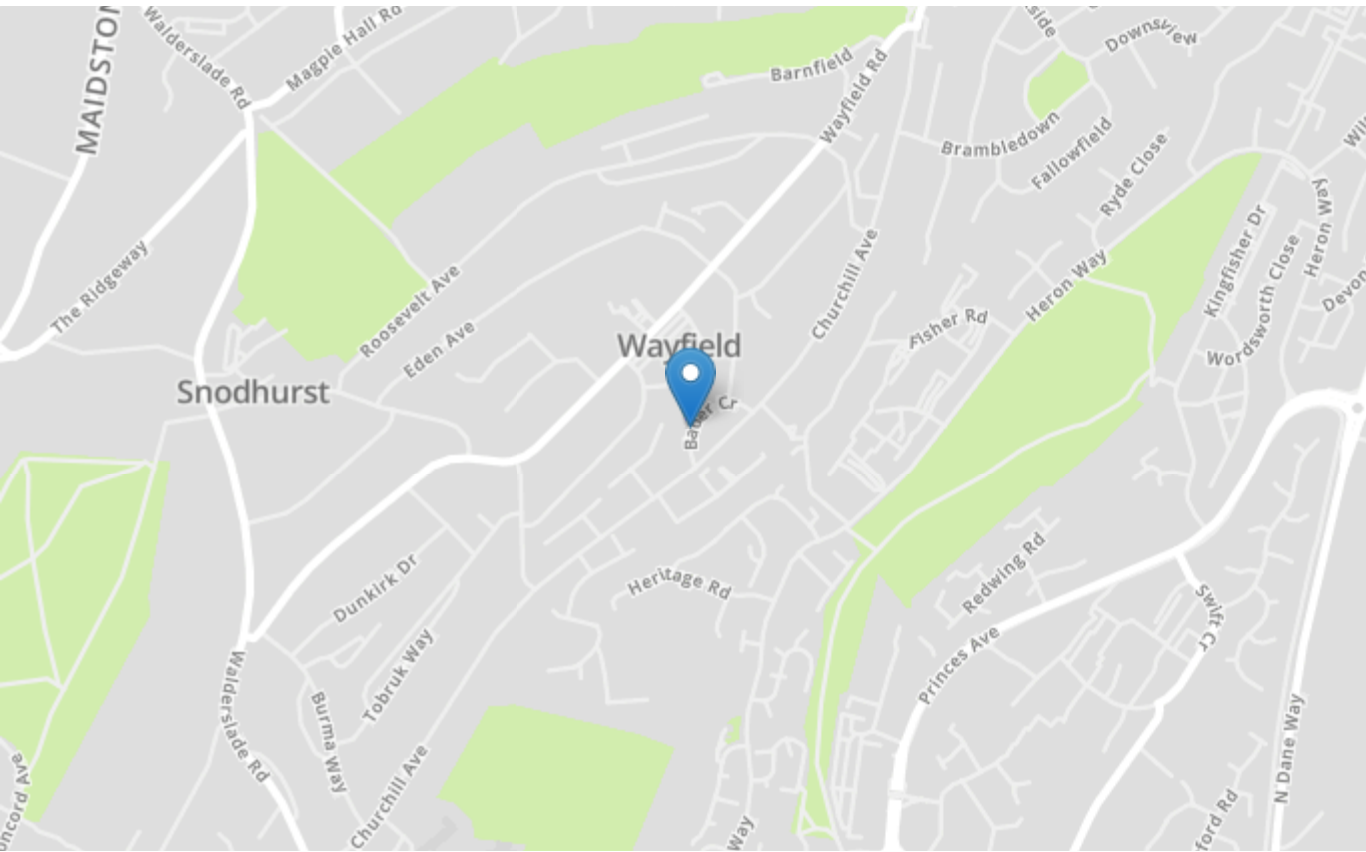
TOTAL FLOOR AREA : 848 sq.ft. (78.7 sq.m.) approx.


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>87</b>
(69-80)	<b>C</b>	<b>74</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>	Freehold
<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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