



Two Bedroom Terraced House

Gentian Close, Chatham, Kent, ME5 0RP

Offers in Excess of £270,000

Freehold

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### Description

No Chain! This extended home is situated along a walkway, so no busy traffic and has a neat front garden leading to the property itself. There is a generous sized porch with sliding doors to the entrance hall. The kitchen is to the front aspect and has a range of cupboards and worksurfaces with integral oven/grill, integrated 'BOSCH' hob and integrated fridge. The lounge/dining room has been extended and provides a larger than average living space with double glazed patio doors overlooking the rear garden. Upstairs the two bedrooms are of exceptional size, both being doubles, one of which has a built in wardrobe. The bathroom has plenty of light coming in and a wall mounted shower over the bath. The rear garden is well maintained and a safe, secure place for family and pets to enjoy. In addition is a brick built shed with utility area. Popular location with local amenities and schools plus convenient access to M2/M20 road links. Having been in the family for many years, it is a testament to a much loved home waiting for the next owners to make it their own.

### Key Features

- Two Double Bedrooms
- Terrace House
- No Chain
- Extended Lounge/Dining Room
- Front & Rear Garden
- Local Shops & Schools
- Walkway Position

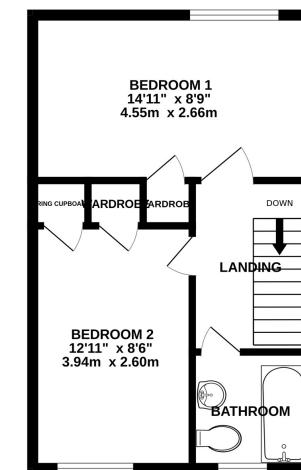
### Local Area

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  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



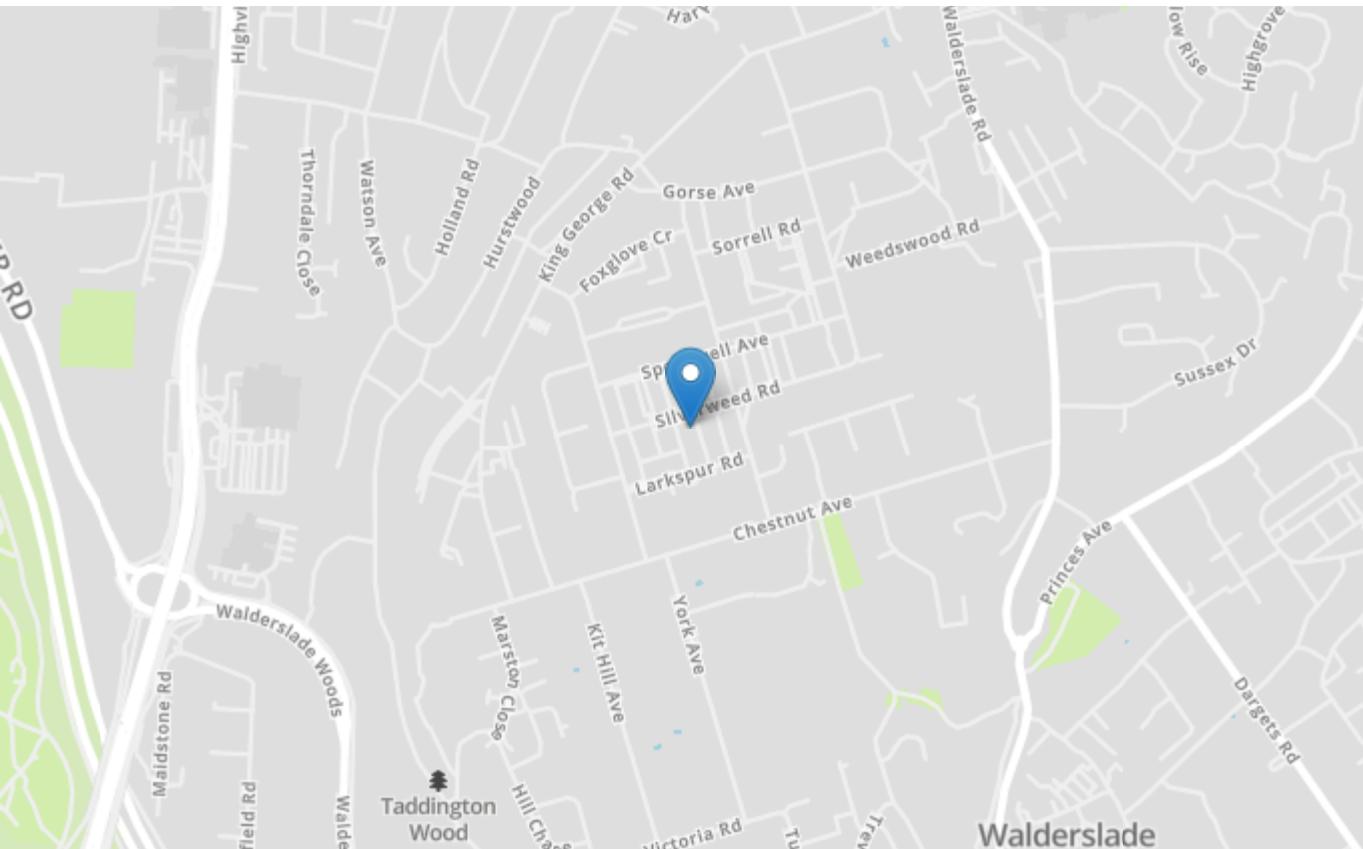
TOTAL FLOOR AREA : 878 sq.ft. (81.5 sq.m.) approx.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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