



Two Bedroom Terraced House  
Bower Green, Chatham, Kent, ME5 8TN

Guide Price £265,000  
Freehold

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## Description

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Offered chain free to the market is this well presented 2 bedroom Mid-Terraced home. The home is perfect for first time buyers or investors, or those looking to grow a family. Upon entering the home, you instantly feel the vast space which is on offer. Rarely do you find properties in this price point with so much space. Entering the living/ dining room, you will start to feel at home and looking out onto the green to the front of the property brings a peaceful atmosphere. Continuing through the living room towards the rear of the property, you will find the well presented kitchen, garden, garage and driveway. Heading upstairs, you will find the family bathroom and 2 bedrooms, both of which are doubles.

The garage received a new roof in 2022 with a 20 year guarantee as well as a brand new up and over door installed March this year, which has a 10 year guarantee. The home was also treated to a new boiler in 2018. The electrical wiring was last checked in November 2023 and received a new EICR certificate. The heating system is serviced every year since inception, the last service was February 2024.

If you are looking for a well loved family home, look no further. Call the Greyfox Sales Team today.

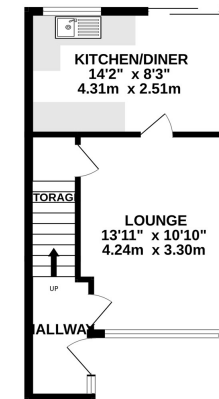
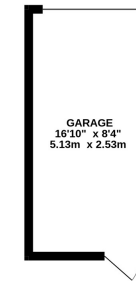
## Key Features

- Chain Free
- Parking
- Garage
- Sought after location
- Ideal for first time buyer or investor

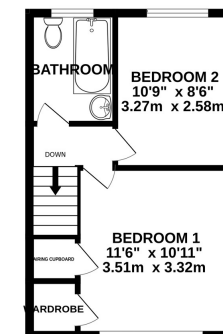
## Local Area

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  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



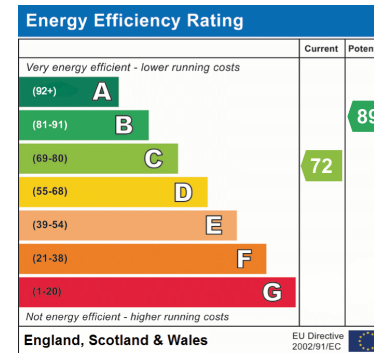
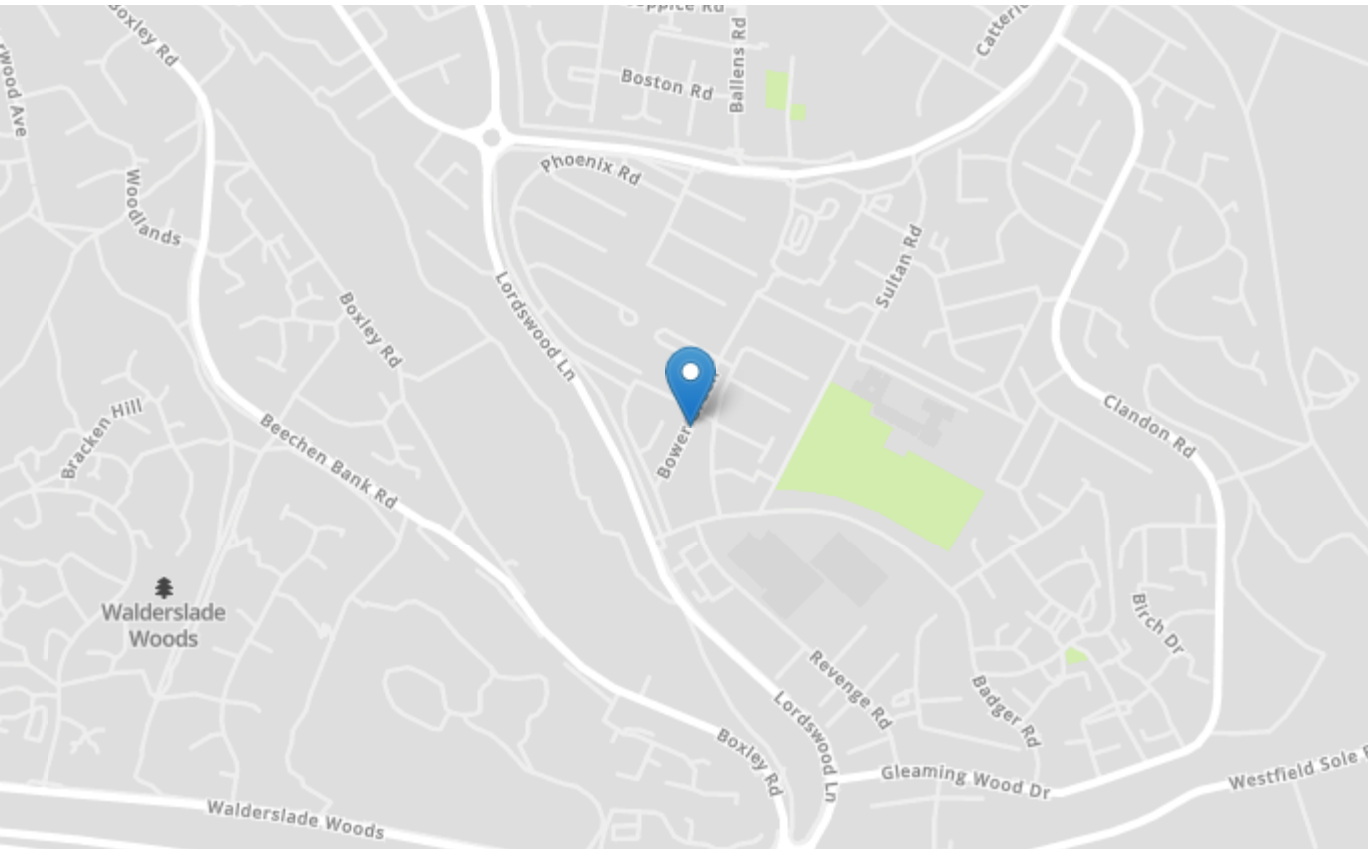
TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

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

Bower Green, Chatham, Kent, ME5 8TN



<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

Unit 2, Thetford House  
Walderslade Village Centre  
Walderslade Road  
Chatham  
Kent  
ME5 9LR  
Tel: 01634 672227 Email:  
walderslade@greyfox.co.uk

### Greyfox Rainham

67C High Street  
Rainham  
Kent  
ME8 7HS  
Tel: 01634 377737 Email:  
rainham@greyfox.co.uk

#### Agent Notes

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