



Two Bedroom Terraced House
Flamingo Close, Chatham, Kent, ME5 7RF

Offers in Excess of £240,000
Freehold

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Description

An opportunity for the first time buyer or investor is this two bedroom terraced home, situated in a cul-de-sac position with local amenities and schools near by. The accommodation comprises of entrance hall with fitted shelves and style. Open plan to the kitchen which includes fitted wall and base units, including the cooker.

Moving into the lounge/ diner which is of a good size with patio door leading into a further reception which is a lovely space over looking the enclosed garden which is ideal to chill in. Moving upstairs you have two bedrooms, the main offers fitted slide wardrobes. Also bathroom with panelled bath, electric shower, wash hand basin and WC.

Externally, the secluded garden is low maintenance with lawn area and shed with lighting and power. Also has the added benefit of allocated parking space to the front. A perfect starter home, please call for further details.

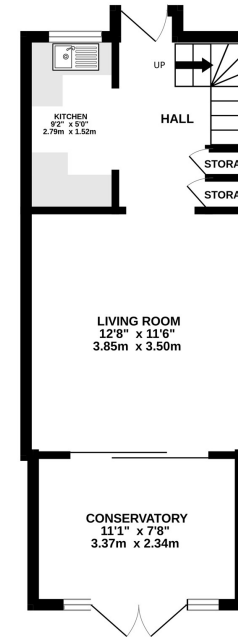
Key Features

- Two bedroom terraced home
- 2 Reception Rooms
- Allocated Parking Space
- An ideal first time buyer home
- Close to local amenities
- Popular location
- Cul-de-sac position
- Garden approx 25'3" x 12'5"

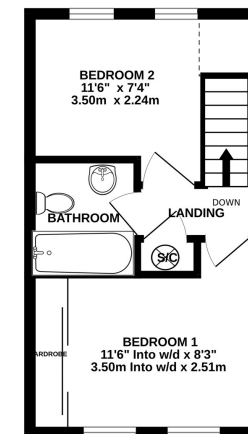
Local Area

Walderslade is within reach of local primary and secondary schools, shopping parades, doctors surgery and dentist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and Snowboard Centre, Historic Rochester and Dockside centre plus Bluewater Shopping Centre being approximately 20 minutes away by car. The area offers good transport links to the A2/M2, M20 and M25 plus Ebbsfleet International and Ashford.

GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.

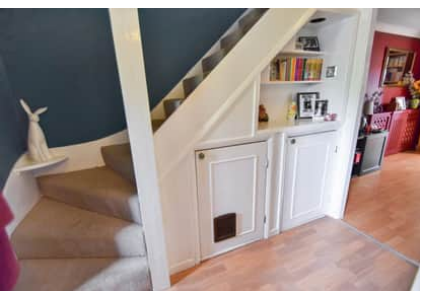


1ST FLOOR
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	75	
(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	

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

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Agent Notes

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