



Three Bedroom Terraced House
Grosvenor Avenue, Chatham, Kent, ME4 6UY

£325,000
Freehold

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Description

Step into this characterful 1930s mid-terrace home, offering a delightful blend of period charm and modern potential. Tastefully refurbished over the years, the property remains rich with opportunity for further enhancement or reconfiguration, subject to the necessary planning permissions. Whether you're seeking to update the interior layout or extend to the rear, this home provides a flexible and appealing foundation to suit a variety of lifestyles. Inside, the spacious through lounge and dining area, with generous ceiling height and a double-glazed patio door that welcomes in natural light. This inviting room offers both comfort and versatility, perfect for entertaining or unwinding with the family. The first floor features three generously sized bedrooms and a family bathroom. A standout feature is the converted loft room, which is ideal for use as a home office, studio, or children's playroom. Complete with its own toilet and washbasin, the loft adds significant value and functionality to the home, while remaining bright and cosy throughout. To the rear, the low-maintenance north-facing garden provides a private outdoor retreat that's easy to manage, ideal for busy households. A significant advantage is the detached garage located at the back of the property, offering secure off-street parking or additional storage, an increasingly rare asset in this area. Located approximately 0.5 miles from Chatham train station, the home enjoys excellent transport links and easy access to local shops, schools, and other amenities. This property is an exciting opportunity for both homeowners and investors alike, with strong rental potential and scope for further development. Don't miss your chance to view this unique home. Contact our Rainham office today to arrange your viewing and avoid disappointment.

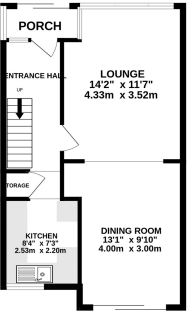
Key Features

- No chain
- 1930's three bedroom mid terrace house
- Through lounge/ diner
- Loft room with w.c
- First floor family bathroom
- Detached garage to rear
- Chatham train station within 0.5 miles approximately
- Rear garden measuring approximately 18.6m x 5.5m

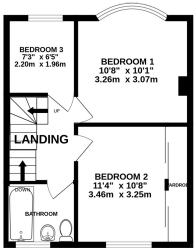
Local Area

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, Rochester Castle and Rochester Cathedral.

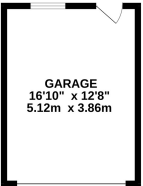
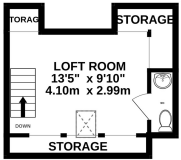
GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
205 sq.ft. (19.0 sq.m.) approx.

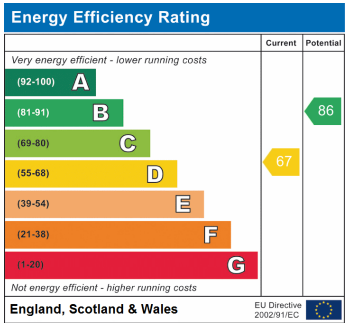
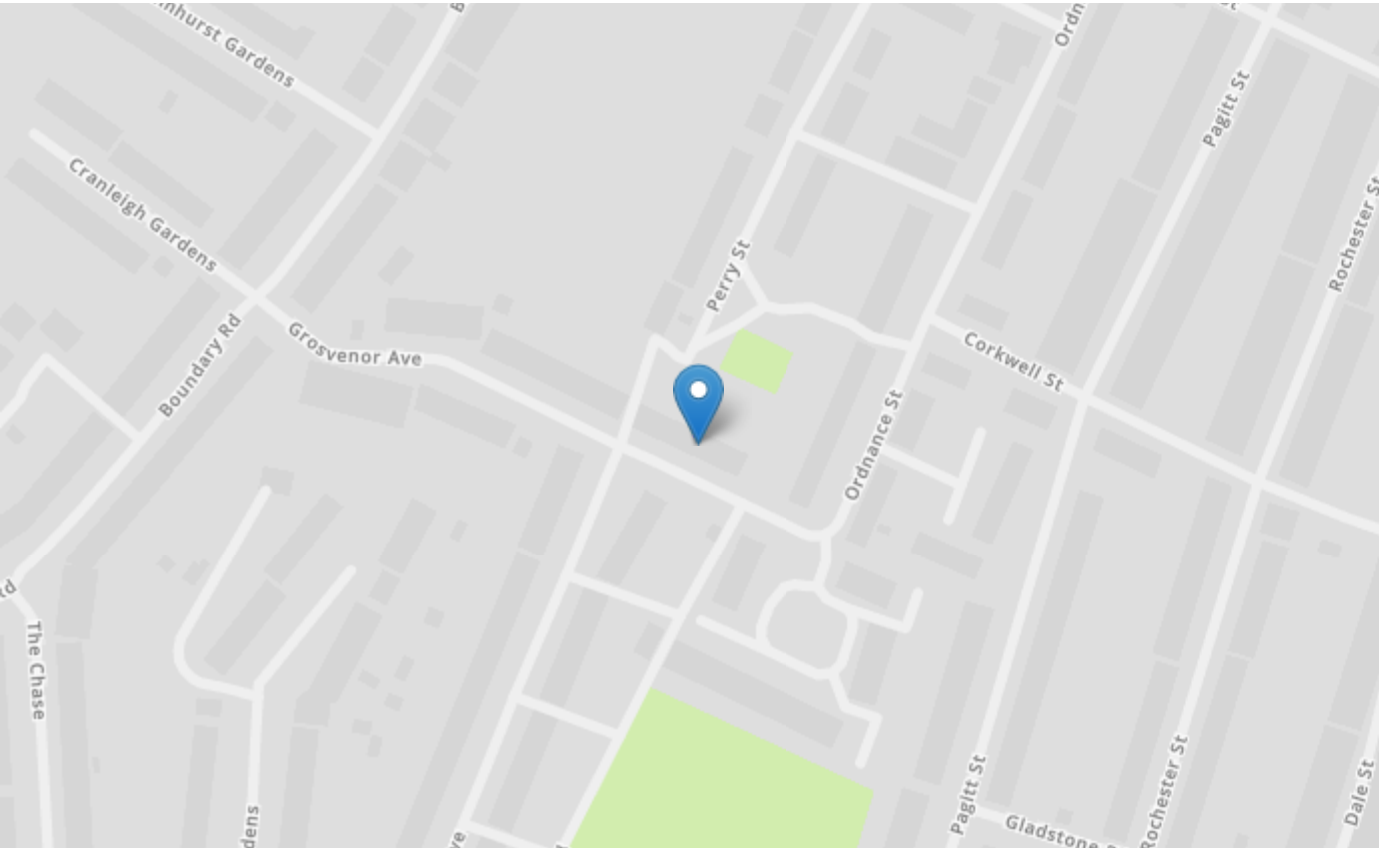


TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Grosvenor Avenue, Chatham, Kent, ME4 6UY



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

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Agent Notes

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