



Two Bedroom Semi-Detached House
Woolwich Close, Chatham, Kent, ME5 0HU

Guide Price £300,000
Freehold

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Description

Guide Price £300,000 - £325,000 We are pleased to offer this outstanding two double bedroom home. On entering this lovely home you will notice how well maintained and presented throughout. It is a great opportunity for the first time buyer to move straight into. The property boasts a contemporary fitted kitchen which is fitted with a host of appliances, this to include AEG dual gas and electric induction hob, double oven, fridge/freezer. Also dishwasher, tumble dryer and wine fridge. Moving into the spacious lounge with stairs to the first floor and open planned to the conservatory which is great for entertaining with family and friends. Upstairs you are welcomed to two double bedrooms both fitted with wardrobes. Modern fitted shower, wash hand basin, WC and modern fixtures and fittings.

Externally the property continues to wow as the current owners have taken a lot of care to create a low maintenance garden which has been landscaped and is a great space to enjoy entertaining in the summer with large terrace area and a further seating area with artificial grass. There is another added benefit with the summerhouse which is perfect to transform the outdoor space into a garden retreat and is ideal to be utilised as a home office. Also offered with bi-folds. A lovely spot to unwind and relax all year round. The property also offers a driveway to the side for parking and side access.

This is truly a lovely home and we would highly recommend a viewing. Please contact the Walderslade Sales Team.

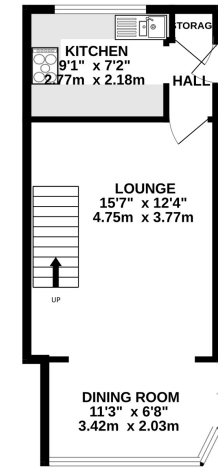
Key Features

- No Forward Chain
- An Ideal First Time Buyers Home
- Two Double Bedrooms
- Modern Fitted Kitchen
- Lounge/Diner
- Conservatory
- Large Garden/Summer House
- Driveway

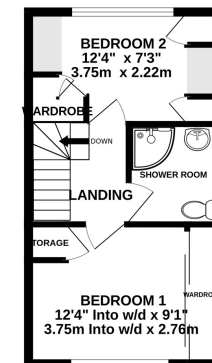
Local Area

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
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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		87
(69-80)	C	73	
(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

Greyfox Walderslade

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Agent Notes

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