



Three Bedroom Semi-Detached House
Symons Avenue, Chatham, Kent, ME4 5TT

Offers Over £270,000
Freehold

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Description

Guide price £270,000 - £290,000.

Being offered with no forward chain and is a great opportunity for the first time buyer to place their own creative stamp as the property will benefit from further updating to create a wonderful home. There is potential to extend subject to relevant planning permissions. Accommodation comprises: entrance hallway with staircase to first floor. The lounge is of a good size with bay window facing to the front aspect.

Continuing through you have the kitchen with a range of fitted wall and base units and double glazed doors leading out to the extended garden and downstairs bathroom. Upstairs are three good size bedrooms, two of which are double.

Externally the rear garden is a lovely space, mainly laid to lawn with pergola, a key space to chill and unwind in, side access and gate leading to the front garden and driveway.

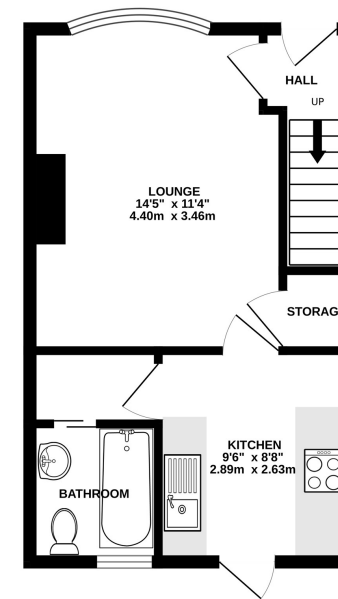
Key Features

- No forward chain
- Three Bedroom Semi Detached
- Potential to extend subject to consent
- Convenient for local schools
- Ideal first time buyers property
- Opportunity to place your own creative stamp
- Garden 42' x 22'4

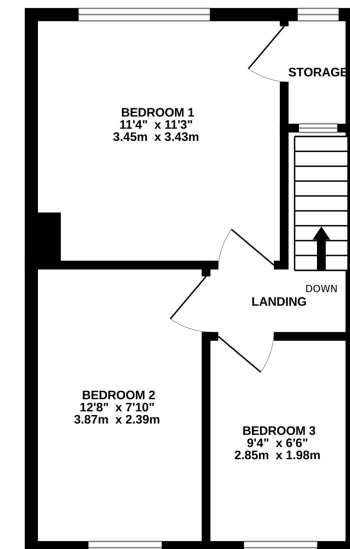
Local Area

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
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



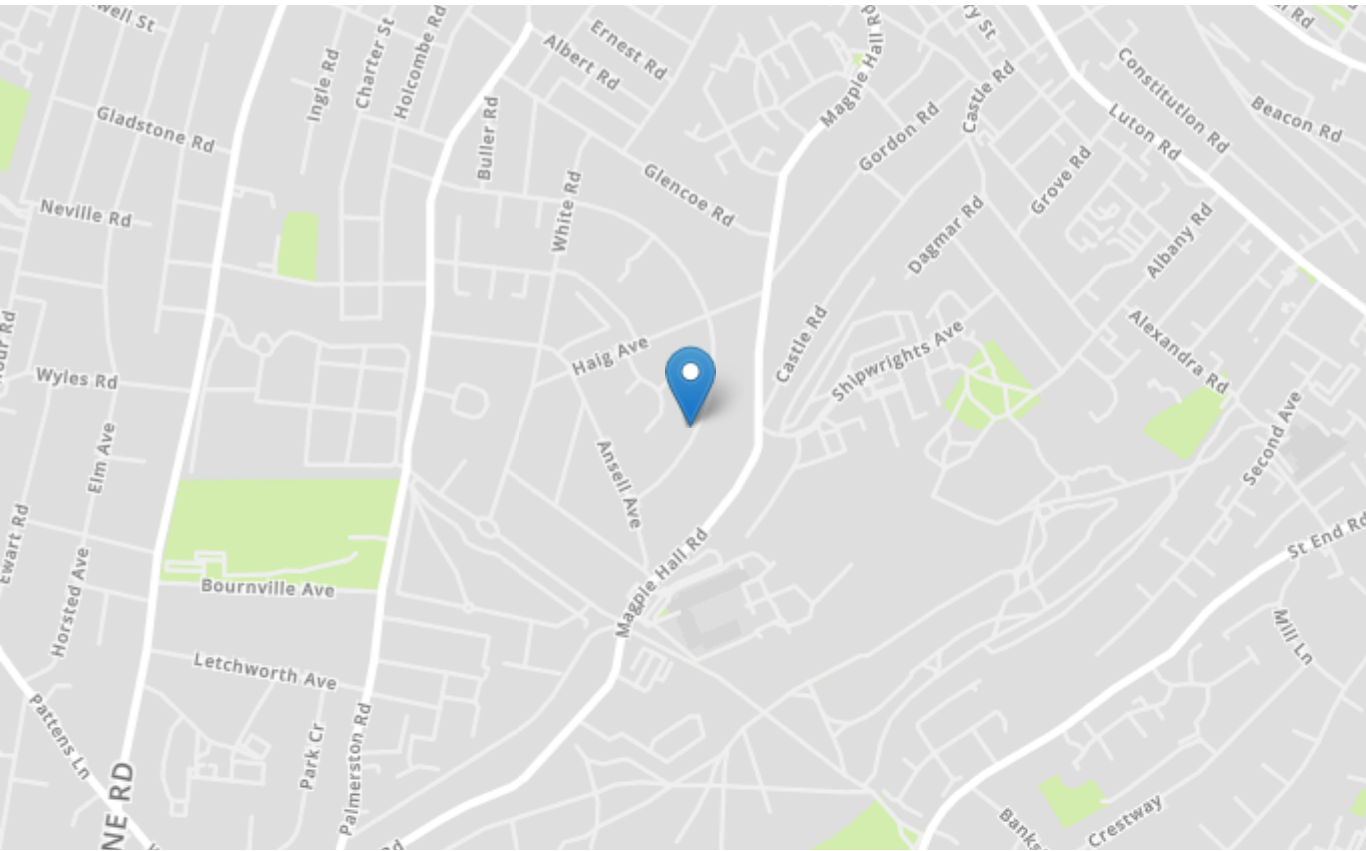
TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.


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		78
(55-68)	D	58	
(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 C

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Agent Notes

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