



Two Bedroom End of Terrace House
Churchill Avenue, Chatham, Kent, ME5 0LA

£275,000
Freehold

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Description

£275,000 - £285,000 This is a great opportunity for the first time buyer to purchase this two double bedroom End of Terrace with the potential to extend (subject to relevant planning permission). On entering you have a spacious entrance hallway which leads through to a good size lounge. The kitchen/diner is a great space with DIY area and French doors leading out the the rear garden. The kitchen offers a range of wall and base units and worksurfaces, integrated gas hob and oven with door accessing the side. Upstairs are two double bedrooms both with storage and the family bathroom. The rear garden is tiered with a large terrace area and artificial grass/ decking area to the front which is a great space to host family and friends. Also side access leading to the front which offers a driveway for 3 cars. This truly will make a lovely home. Please call the Walderslade Sales Team for further details.

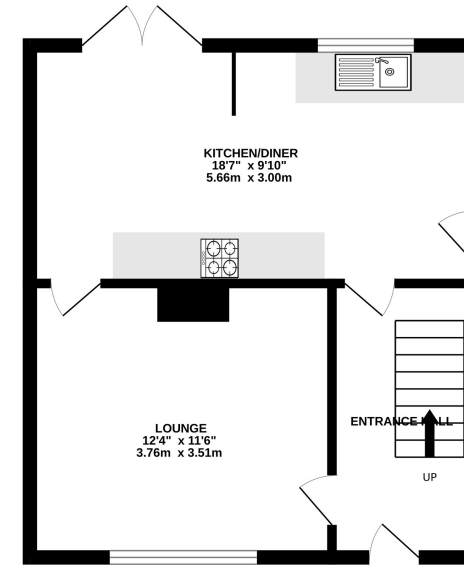
Key Features

- Two Double Bedrooms
- End Of Terrace
- Kitchen/ Diner
- An Ideal First Time Buyers House
- Potential to Extend subject to relevant planning permissions
- Close to Local Schools and Amenities
- Driveway for Three Cars
- Good Size Rear Garden

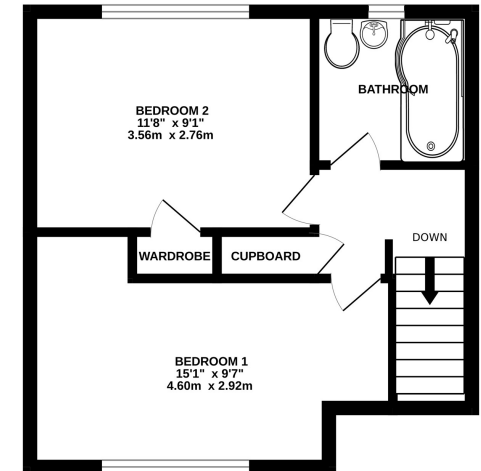
Local Area

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
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



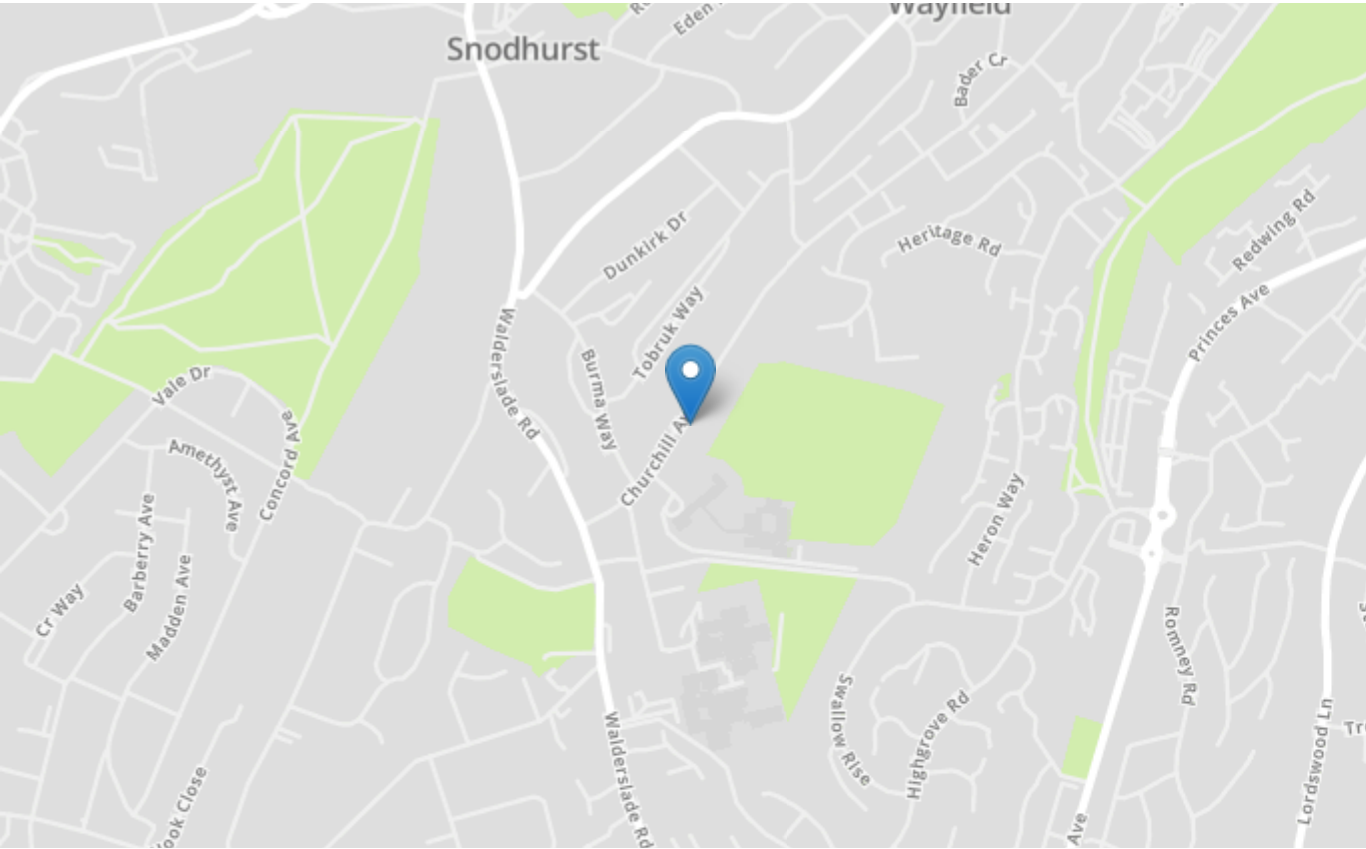
TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.


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

Churchill Avenue, Chatham, Kent, ME5 0LA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(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

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.