



Three Bedroom Terraced House  
Elm Avenue, Chatham, Kent, ME4 6ER

£285,000  
Freehold

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## Description

£285,000 - £300,000. A great opportunity for the first time buyer or growing family is this three separate bedroom, Victorian home, located within walking distance to Chatham mainline rail station, along with primary and secondary schools also within walking distance.

On entering this lovely home, you are welcomed to a spacious entrance hallway with some original features, exposed floor boards and stairs to first floor. Continuing through, you have a good size separate lounge with a feature bay window to the front. This is a great room to chill and unwind in. Continuing through you have the dining room and kitchen which offers oak fitted units with integrated electric oven, microwave, gas hob, extractor and integrated dishwasher. Also with the added benefit of the conservatory which is a great space and an extension of this lovely home. This is ideal for entertaining with family and friends, with the French doors leading out to the rear garden. Externally, the rear garden provides several areas in which to relax and unwind in, such as the patio area. To perfect the garden you have the benefit of a summerhouse/ workshop with balcony which is a lovely private spot.

We highly recommend you view so you are not disappointed, please call the sales team for further details.

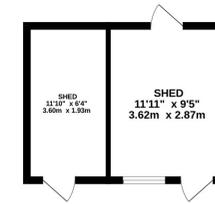
## Key Features

- A great first time buyers home
- Three bedroom home
- Two reception rooms
- Conservatory
- Close to local amenities
- Walking distance to Chatham station
- Workshop/Summerhouse
- Garden

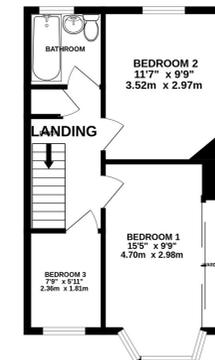
## Local Area

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  
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

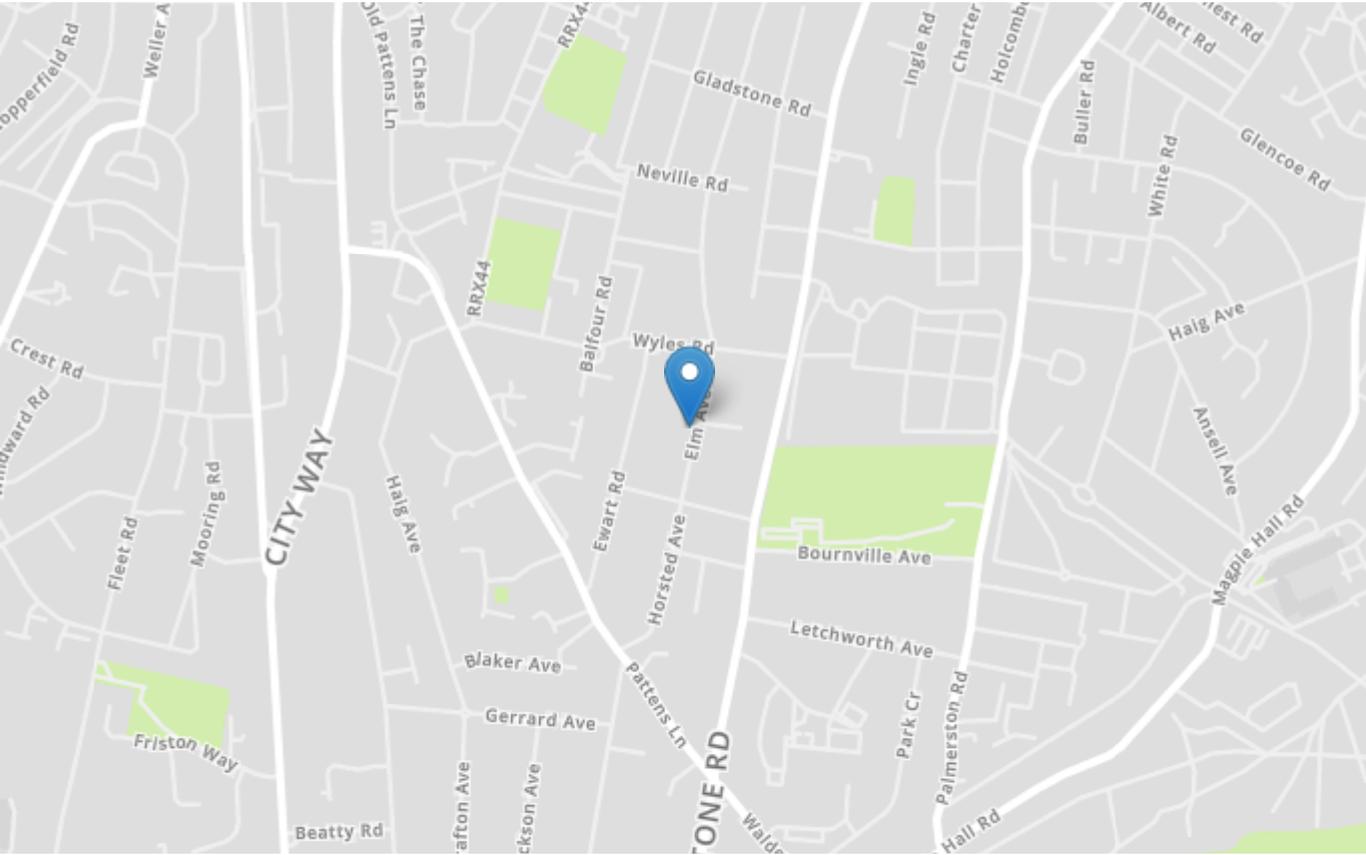
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		59	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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

### Greyfox Walderslade

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#### Agent Notes

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