



Three Bedroom Semi-Detached House
Hazel Grove, Chatham, Kent, ME5 0EB

Guide Price £280,000
Freehold

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Description

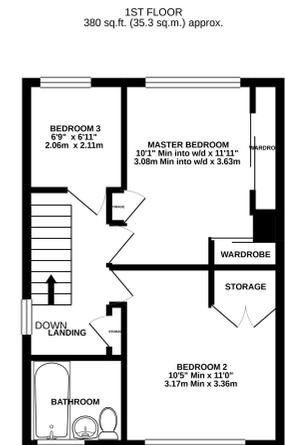
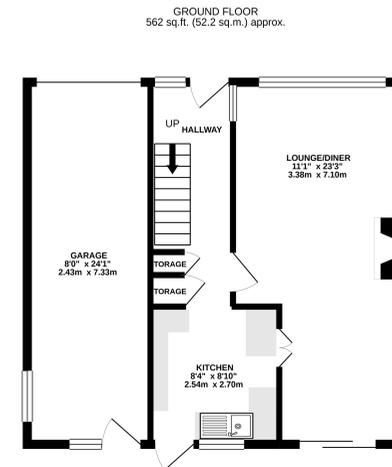
Guide Price £280,000 - £300,000. Being sold with no forward chain is this three bedroom semi detached house in a popular location with convenient access to Chatham town centre and local amenities. Comprising entrance hall with staircase, the lounge / dining room is approximately 24' in length with sliding patio doors leading out to the super garden, perfect for entertaining family and friends which is mainly laid to lawn and is of a generous size with side gate access. The kitchen overlooks the garden also. Upstairs there are three bedrooms and the family bathroom. There is huge potential with this property to create a substantial long term family home. There is if needed for even more space the potential to extend (STUPP). A driveway and garage complete this super house. Please call the Greyfox Sales Team for further details.

Key Features

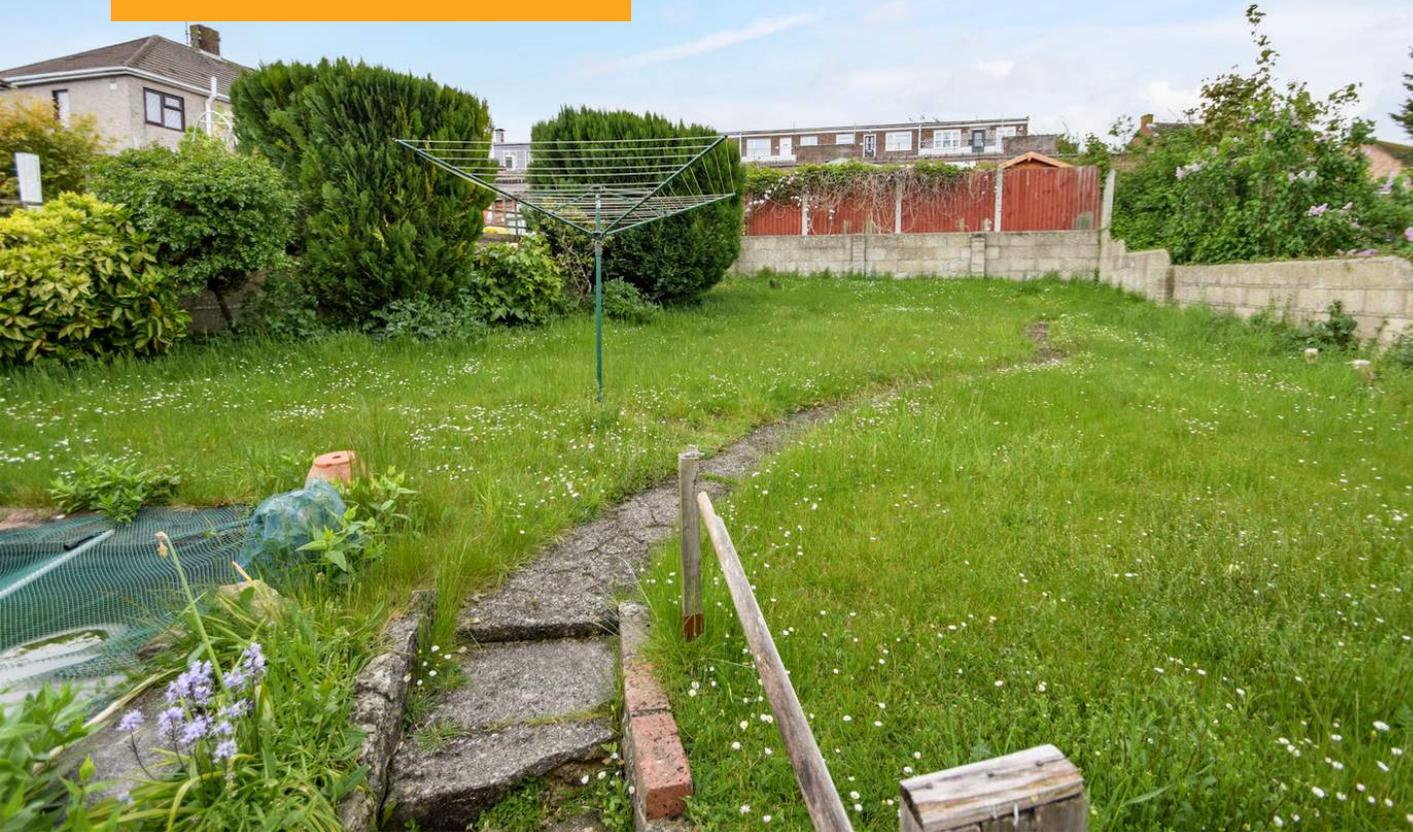
- Three bedroom semi detached house
- No forward chain
- Popular Wayfield location
- Driveway
- Garage
- Lounge / dining room
- Potential to extend STUPP
- Garden measuring approximately 53' x 48'

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

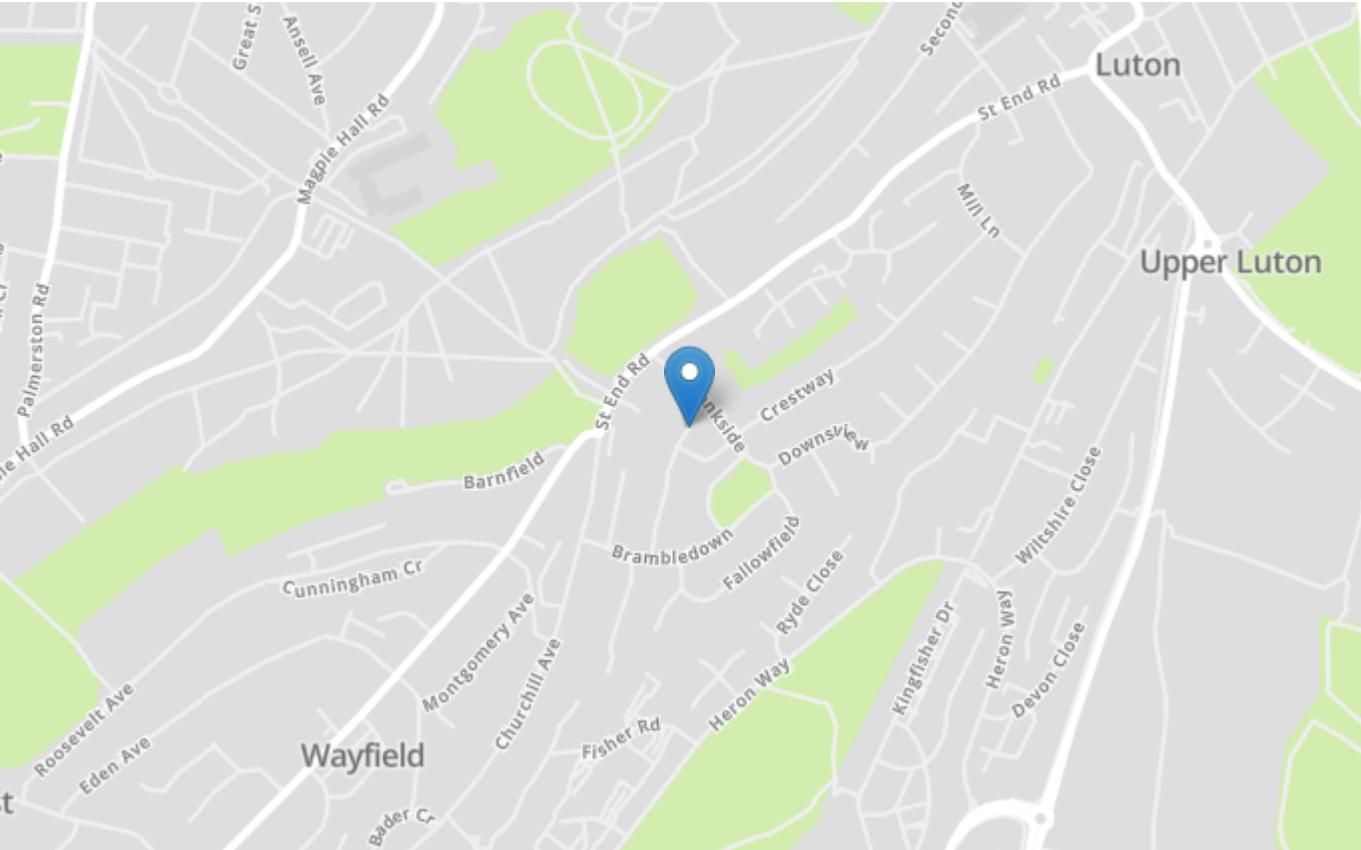


TOTAL FLOOR AREA - 942 sq.ft. (87.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 to 100) A		
(81 to 91) B		86
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	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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