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Waterman House Estates



Wyles Road, Chatham, ME4 6LD

Asking price £260,000

We are pleased to bring to the market this 3 BEDROOM TERRACED HOUSE. The downstairs comprises of 2 LARGE RECEPTION ROOMS plus the kitchen. Upstairs there are 2 DOUBLE BEDROOMS with built in wardrobes, plus a good sized 3rd bedroom. The family bathroom is also upstairs. To the rear of the property is a LONG GARDEN laid to lawn.

Wyles Road in Chatham is a residential street located in the Medway area of Kent, UK. It enjoys a convenient location close to local amenities such as schools, parks, and shops, with easy access to public transport links, including bus routes and Chatham train station. The nearby Pentagon Shopping Centre offers a variety of retail stores, while green spaces like Capstone Country Park are just a short drive away. The road is well-connected, providing access to major roadways such as the A2 and M2, making it ideal for commuters.

Please note there is not central heating system in this property.

Mains electricity, water and sewage.

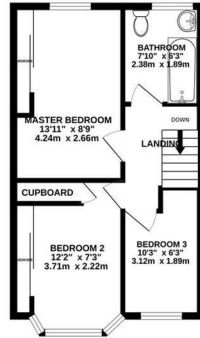
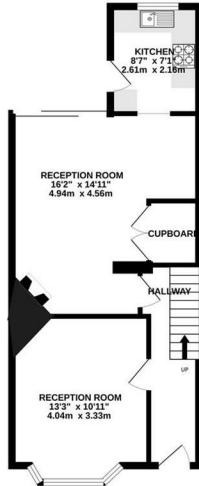
Good mobile phone and broadband coverage.





GROUND FLOOR
483 sq ft. (44.9 sq.m.) approx.

1ST FLOOR
378 sq ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq ft. (80.0 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan, measurements of rooms, fixtures, fittings, etc., should not be relied upon for any legal or financial purposes. The floorplan is for information only and should not be used as a basis for any legal or financial purposes. The floorplan is for information only and should not be used as a basis for any legal or financial purposes.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		