



FOR SALE

**Institute Road, Chatham
In Need Of Modernisation**

Four bedrooms Mid Terrace House,
Open Plan Sitting Room/ Dining Room

Kitchen, Cellar, W.C

First Floor Bathroom, Garden

EPC Rating E

£225,000.00



10, INSTITUTE ROAD, CHATHAM

THE PROPERTY - Phoenix Property Services are pleased to offer For Sale a mid-terrace house with Four bedrooms, 27'8 Sitting Room /Diner, Down stairs W.C, a first-floor bathroom in a very convenient location with easy access to Chatham Town Centre and walking distance to the station and other amenities.

The property further benefits from a good-sized cellar and rear garden. The house is in need of modernisation and this is reflected in the price.



SITTING ROOM/ DINING ROOM



KITCHEN

W.C



BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

CELLAR

GARDEN





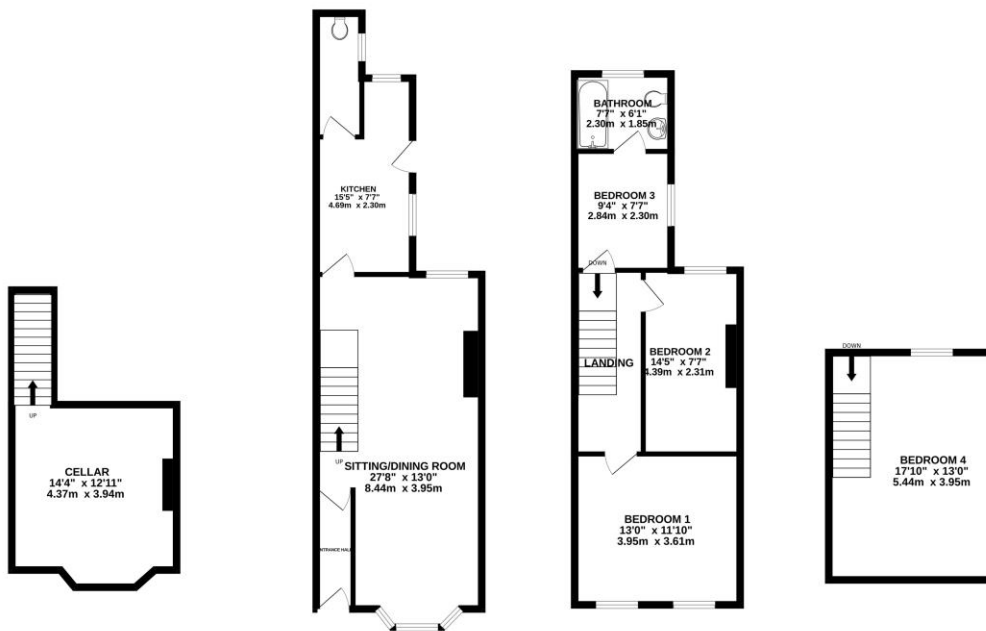
FLOOR PLAN

BASEMENT
202 sq.ft. (18.9 sq.m.) approx.

GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.

2ND FLOOR
232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.6 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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All services connected but not tested
Measurements have been taken by electronic tape and are subject to variation
Viewing: Prospective buyers are requested to arrange viewing through Phoenix
Property Services 54, Watling Street, Gillingham ME7 2YN.
Telephone 01634 575 575.