



Derby Road, Chatham, Kent, ME5 7JF

Asking Price £525,000

- Three bedrooms
- Off road parking
- No onward chain
- Detached garage

14 Derby Road, Chatham ME5 7JF

We are delighted to offer this three bedroom detached home situated in the popular Darland Banks residential area. Offering off-road parking, a detached garage and opportunity for extension this property is bound to generate lots of interest so please contact Wright & Co to book your earliest appointment!



Council Tax Band: F



DOUBLE GLAZED ENTRANCE DOOR TO:-

PORCH

Double glazed entrance door with side light to:-

ENTRANCE HALL

Dog leg staircase to first floor with under stairs cupboard, radiator, doors to:-

LOUNGE

17'1" x 12'5"

Double glazed window to front, double glazed sliding patio door to rear, double radiator, single radiator, fireplace with coal effect gas fire (not tested), TV point

DINING ROOM

15'5" x 10'10"

Double glazed bay window to front, double radiator, arch opening to:-

KITCHEN

11'6" x 10'10"

Double glazed window and door to rear, base and eye level cupboards, inset acrylic one and half bowl single drainer sink unit with mixer taps, wall mounted WORCESTER gas fired boiler for domestic hot water supply and central heating (not tested), tiled floor

FIRST FLOOR LANDING

Double glazed window to rear, doors to:-

BEDROOM ONE

17'1" x 12'10"

Double glazed windows to front and rear, two radiators

BEDROOM TWO

14'9" x 11'2"

Double glazed bay window to front, radiator, built in cupboard

BEDROOM THREE

11'10" x 5'11"

Double glazed window to front, double radiator

BATHROOM

Double glazed window to rear, white suite comprising of panelled bath with shower unit, pedestal wash hand basin, radiator, built in cupboard

SEPERATE W.C

Double glazed window to rear, low level w.c

EXTERIOR REAR

Good size rear garden, mainly laid to lawn, substantial patio area, cherry tree borders, side access, personal door to:-

GARAGE

Detached double garage approached by private service road to the rear, brick construction with up and over door, light and power, brick built storage shed to one side

EXTERIOR FRONT

Paved area with parking for two vehicles, lawned to one side with neat floral borders

We are delighted to offer this three bedroom detached house, located in a quiet residential cul-de-sac in the ever popular Darland Banks area, with outstanding natural beauty and walks close by. The property is conveniently situated for the Watling Street Shopping Parade where you will find various shops, take aways, pubs and restaurants. Also nearby are excellent Grammar and well achieving schools for children of all ages. This home offers potential for further extension (further to local planning consent). Once inside the porch and hallways you will find a well appointed lounge, also a dining room opening up to a kitchen. Upstairs there are three bedrooms a bathroom and separate toilet. Outside there are gardens to the front and rear with parking for two vehicles to the front and a large detached garage approached via a private service road. The property is offered for sale with no forward chain.



Directions

Viewings

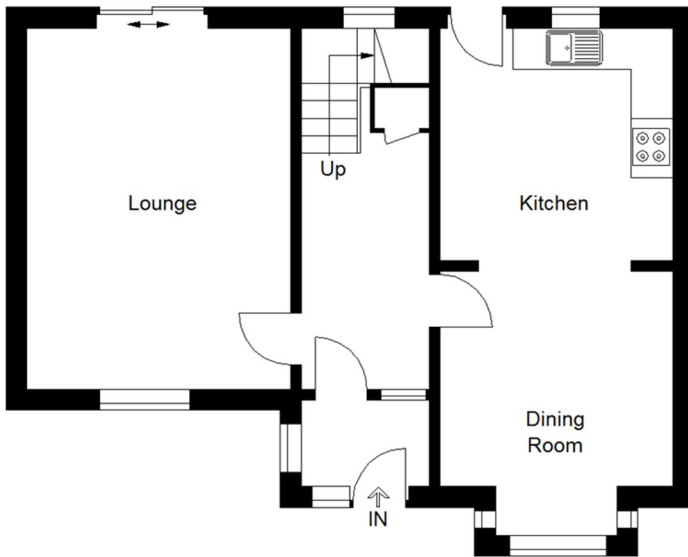
Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:

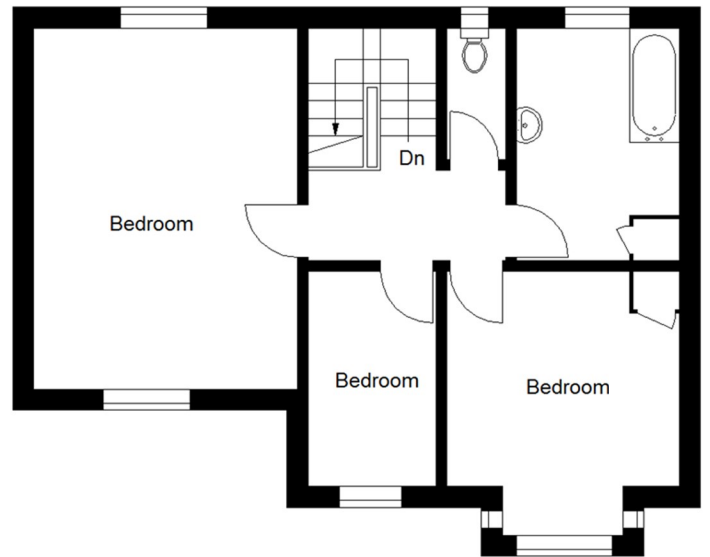
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
114.8 sq m / 1236 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID969771 / Ref:84898)