



## Chamberlain Road, Chatham, Kent, ME4 5HT

Asking Price £165,000

- Two Bedroom
- Refurbishment required
- No Chain
- Ideal investment/first time purchase



# 27 Chamberlain Road, Chatham ME4 5HT

This two bedroom terraced house is situated within easy reach of Chatham mainline railway station for fast commuter services into London and high speed links to St Pancras/Kings Cross and the busy high street where you will find an array of shops, bars, pubs, cafes, restaurants etc. Offered for sale with NO CHAIN this property now requires modernisation and updating. An excellent investment opportunity or first time buy. Once through the front door you will find a living room, dining room, kitchen and utility room on the ground floor. Upstairs are two bedrooms and a bathroom/W.C. Outside there is a garden to the rear. Contact the sales team at Wright & Co for book your appointment to view!



Council Tax Band: B



## **ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Stair case to first floor, radiator

### **LOUNGE**

11'5" x 9'0"

Double glazed bay window to front, double radiator

### **DINING ROOM**

12'1" x 11'9"

Window to rear, double radiator

### **KITCHEN**

9'10" x 6'6"

Window to side, base and eye level cupboard and drawer units with worktops, inset single drainer stainless steel sink unit, built in oven/hob (not tested), door to:-

### **UTILITY ROOM**

7'6" x 4'11"

Half double glazed door to garden, wall mounted gas fired boiler for domestic hot water supply and central heating (not tested)

### **FIRST FLOOR LANDING**

Access to roof space, doors to:-

### **BEDROOM ONE**

12'1" x 9'10"

Two double glazed windows to front, double radiator

### **BEDROOM TWO**

11'11" x 7'6"

Double glazed window to rear, double radiator

### **BATHROOM**

9'10" x 6'6"

Double glazed window to rear, white suite with panelled bath and mixer taps, pedestal wash hand basin, low level W.C, tiled walls, heated towel rail

### **EXTERIOR REAR**

Overgrown garden



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC