



Listmas Road, Chatham, Kent, ME4 5LJ

Asking Price £187,000

- Two Bedrooms
- No Onward Chain
- Ideal First Time Buy or Investment
- Work Required

15 Listmas Road, Chatham ME4 5LJ

Representing an ideal first time buy or investment opportunity is this two bedroom Victorian terraced property, situated in central Chatham therefore convenient for Chatham Town Centre with a wide range of shopping facilities, pubs, bars, cafes and mainline railway station for fast commuter services into London Victoria or highspeed links into St Pancras. Once through the entrance door you will find an open plan lounge/diner, off this is a useful lean-to conservatory, kitchen and a downstairs bathroom. Upstairs are two bedrooms. Outside is a terraced garden to the rear. The property now requires modernisation and improvement and offers no onward chain. Call the friendly sales team at Wright & Co today for your earliest appointment to view.



Council Tax Band:



ENTRANCE DOOR TO:-

OPEN PLAN LOUNGE/DINER

25'3" x 13'1"

Window to front, double doors to lean to, staircase, two double radiators, trap door to cellar, opening to:-

KITCHEN

10'8" x 7'2"

Door and window to side, base and eye level cupboard and drawer units with associated work surfaces, inset single one and half bowl single drainer stainless steel sink unit with mixer taps, gas hob (not tested), oven and grill (not tested)

LEAN TO

9'10" x 6'6"

Plumbing for washing machine, door to garden

BATHROOM

6'6" x 6'6"

Window to rear, white suite with panelled bath, wash hand basin, low level W.C

FIRST FLOOR LANDING

BEDROOM ONE

13'1" x 10'9"

Window to front, radiator, cupboard

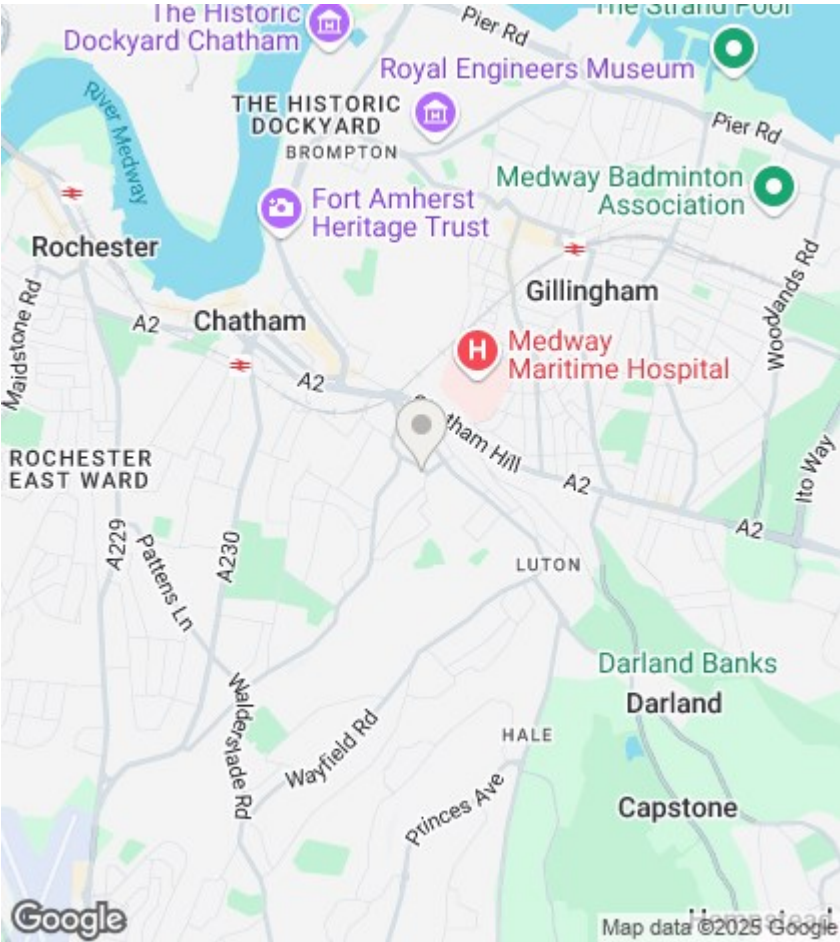
BEDROOM TWO

11'1" x 8'10"

Window to rear, radiator, cupboard

EXTERIOR REAR

Terraced rear garden, rear pedestrian access



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		80
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	