



Albany Road, Chatham, ME4 5DN

- CHAIN FREE
- ON STREET PARKING
- DOWNSTAIRS SHOWER ROOM
- SPACIOUS LIVING ROOM
- IN NEED OF MODERNIATION
- LOW MAINTENANCE GARDEN

Asking Price £230,000

HUNTERS®
HERE TO GET *you* THERE

Albany Road, Chatham, ME4 5DN

DESCRIPTION

Nestled on Albany Road in Chatham, this charming three-bedroom house presents a wonderful opportunity for those looking to create their dream home. While the property is in need of modernisation throughout, it offers a spacious layout that is perfect for family living.

Upon entering, you are greeted by a large living room that flows seamlessly into the kitchen, providing an ideal space for entertaining guests or enjoying family time. The ground floor also features a convenient shower room, adding to the practicality of the home.

Upstairs, you will find three well-proportioned bedrooms, complemented by a family bathroom that serves the upper level. Each room offers ample potential for personalisation, allowing you to infuse your own style and taste into the space.

The exterior of the property boasts a low-maintenance astro turf garden, perfect for those who prefer a garden that requires minimal upkeep. This outdoor area provides a lovely spot for relaxation or outdoor activities, making it a versatile addition to the home.

Located in a desirable area of Chatham, this property is well-positioned for local amenities, schools, and transport links, making it an excellent choice for families or first-time buyers or investors. With a little vision and effort, this house can be transformed into a stunning residence that reflects your personal style. Don't miss the chance to make this property your own.

Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Services: Mains Gas and Electric

Average Broadband Speed: Ultrafast and Superfast broadband is available in this area. Max Download 1800 Mbps Max Upload 220 Mbps.

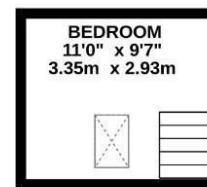
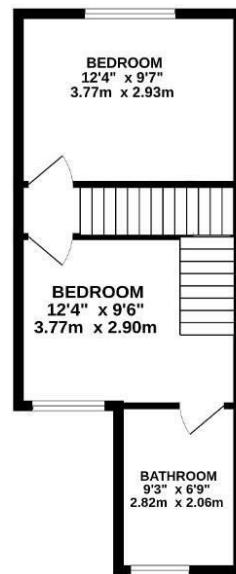
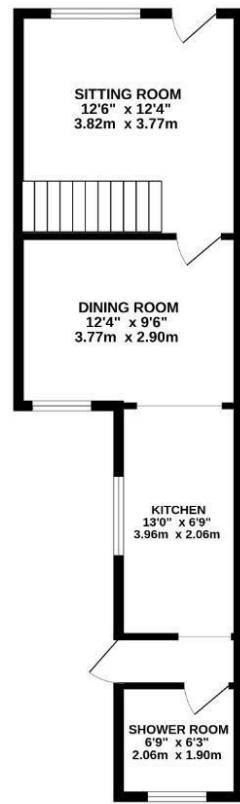




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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.

Viewings

Please contact Maidstone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.