



8 Ryde Close

Chatham, Kent, ME5 7QH

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented end of terrace house set in this popular residential location, with NO ONWARD CHAIN, and ideally suiting a first time buyer looking to get their foot on the housing ladder.

The accommodation comprises of entrance porch, entrance hall, lounge, fitted kitchen/dining room, and downstairs cloakroom W/C. To the first floor there are three bedrooms and bathroom W/C. Benefits include a well maintained garden with patio, double glazing, and gas central heating.

Situated in a popular residential location in Walderslade close to local schools, all A2/M2/M20 road links are a short drive away, and the local supermarket is within a mile. There are nearby bus stops, and all local shops and amenities are a short distance away. The property is also within a short drive of Chatham, Gillingham and Rochester trains stations offering fast services into London, whilst Bluewater Shopping Centre and Hempstead Valley Shopping Centres offer a wide range of further shopping and leisure outlets.

EPC Grade D/ Council Tax Band B / Freehold

Offers In The Region Of £270,000

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- NO CHAIN
- DOWNSTAIRS CLOAKROOM W/C
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B
- END OF TERRACE HOUSE
- FIRST FLOOR BATHROOM W/C
- THREE GOOD SIZE BEDROOMS
- FITTED KITCHEN/DINING ROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EPC GRADE D

Entrance Porch

3'11" x 3'4" (1.21 x 1.03)

Entrance Hall

18'8" x 3'0" (5.71 x 0.93)

Cloakroom W/C

5'1" x 2'7" (1.57 x 0.79)

Kitchen/Dining Room

18'10" x 9'4" (5.75 x 2.87)

Lounge

15'8" x 15'8" (4.79 x 4.79)

First floor Landing

Bedroom

12'10" x 8'9" (3.93 x 2.69)

Bedroom

11'9" x 8'9" (3.59 x 2.68)

Bedroom

9'9" x 6'8" (2.99 x 2.04)

Bathroom W/C

6'7" x 6'7" (2.02 x 2.02)

Rear Garden

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been

taken as a guide to prospective buyers only. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

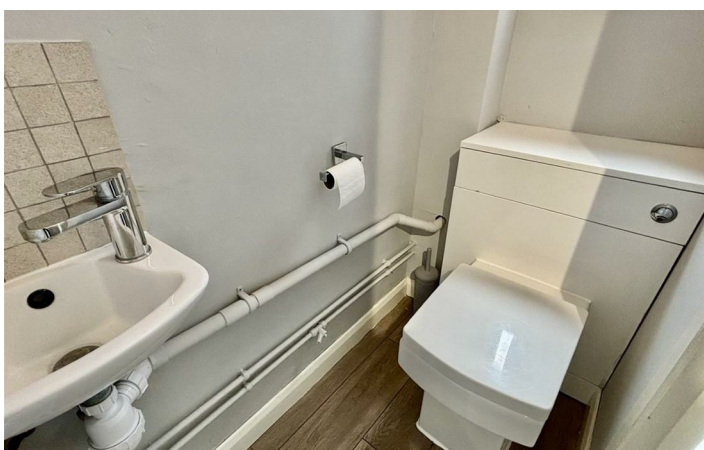
Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



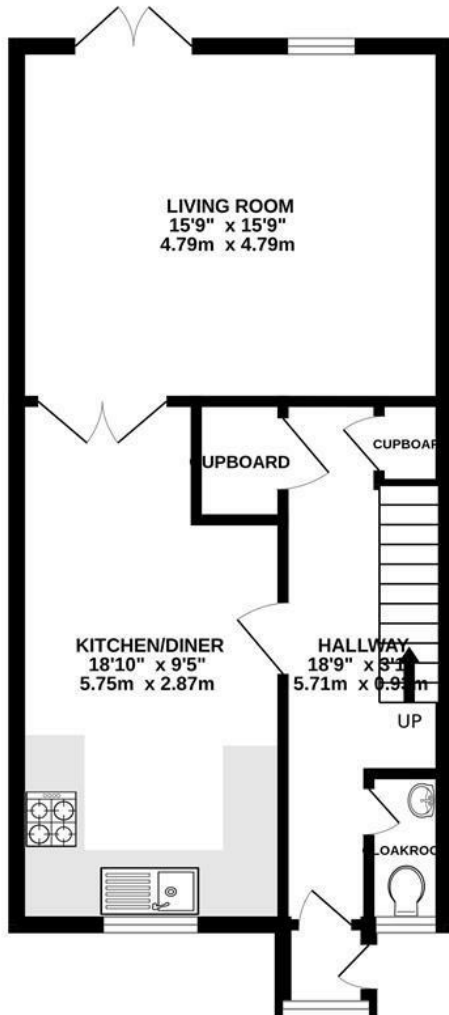
Directions

Tel: 01634730672

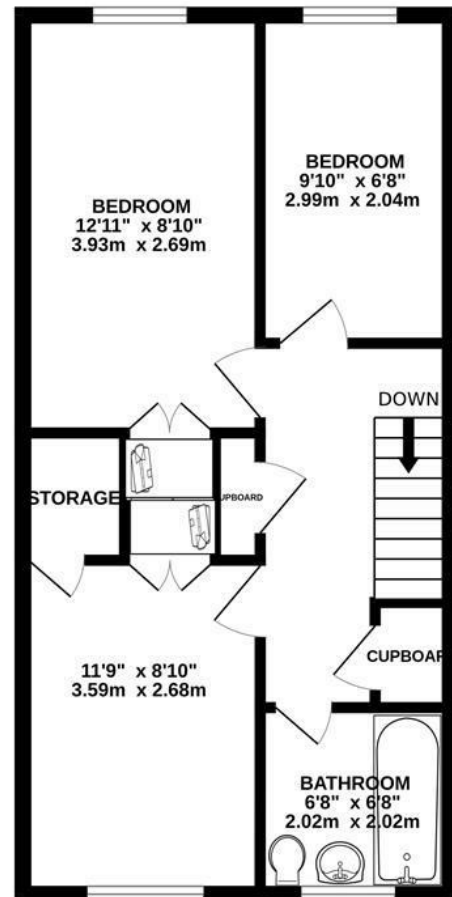




GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.

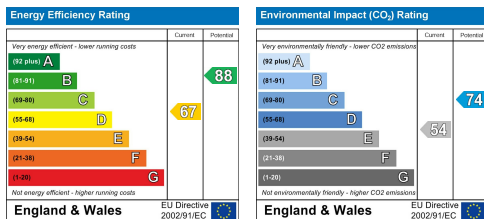


1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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