



28 Kings Road

Chatham, ME5 7JY

GREENLEAF PROPERTY SERVICES are delighted to introduce this two bedroom end of terrace house to the market, in a sought after residential location in Chatham, Kent, available with NO ONGOING CHAIN. Whilst in need of update and modernisation, this property boasts two double bedrooms, two reception rooms and a good size rear garden, and would ideally suit an investor looking to add to their portfolio.

The layout briefly comprises of: Lounge, separate dining room, kitchen and bathroom W/C. To the first floor there are two double bedrooms.

Located close to local shops and amenities, open green spaces and parks, schools for all age groups are also nearby. The Medway hospital and station with fast trains to London are a short distance away, as is Chatham town centre with its vast array of shopping, dining and leisure facilities, whilst all A2/M2/M20 road links are a short drive away.

Council Tax Band B. EPC Grade Awaited

Offers In The Region Of £160,000

28 Kings Road

Chatham, ME5 7JY



- INVESTMENT OPPORTUNITY
- TWO RECEPTION ROOMS
- NO CHAIN!
- FREEHOLD
- IN NEED OF MODERNISATION
- FIRST FLOOR BATHROOM (OFF SECOND BEDROOM)
- EPC AWAITED
- TWO DOUBLE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- COUNCIL TAX BAND B

Lounge

11'3" x 9'10" (3.45 x 3)

Dining Room

11'3" 9'10" (3.45 3)

Kitchen

8'1" x 6'2" (2.47 x 1.88)

First Floor Landing

Bedroom

11'3" x 9'10" (3.45 x 3)

Bedroom

11'3" x 9'10" (3.45 x 3)

Bathroom W/C

8'1" x 6'2" (2.47 x 1.88)

Rear Garden

Mainly laid to law.

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.



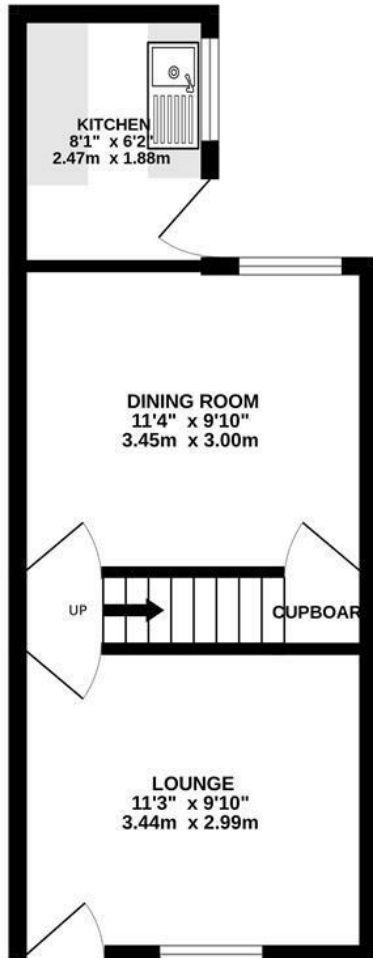
Directions

Tel: 01634730672

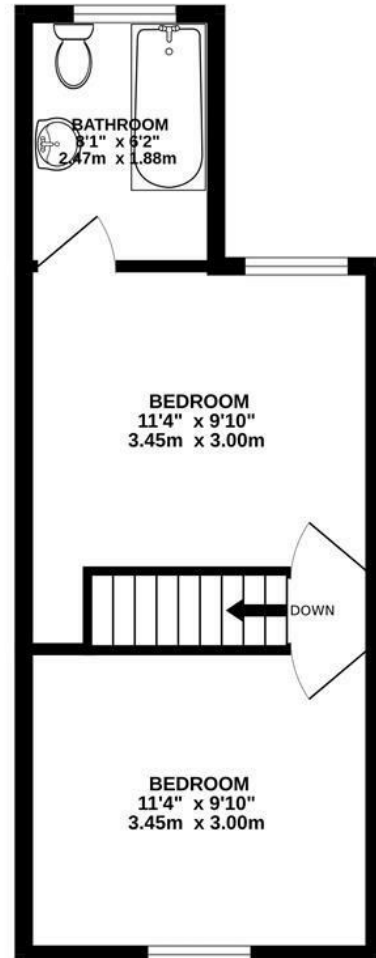




GROUND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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