



**Modern  
Auction**

**£170,000**

**Freehold**

3x  1x  2x 

**Ernest Road, Chatham,  
Kent, ME4**

*Wards*  
Helping you move forwards



## Main features

- Victorian terraced house in need of some updating
- 3 separate bedrooms, ideal rental
- Great location for access to town, railway station and Medway Hospital
- For Sale by Modern Auction - T&Cs apply
- Subject to an undisclosed Reserve Price. Buyer's fees apply

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 11'3 x 10'11 (3.43m x 3.33m)

Dining Area: 11'8 x 10'6 (3.56m x 3.20m)

Kitchen: 10'5 x 7'11 (3.18m x 2.41m)

Bathroom

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 13'2 x 11'3 (4.02m x 3.43m)

Bedroom 2: 11'9 x 8'2 (3.58m x 2.49m)

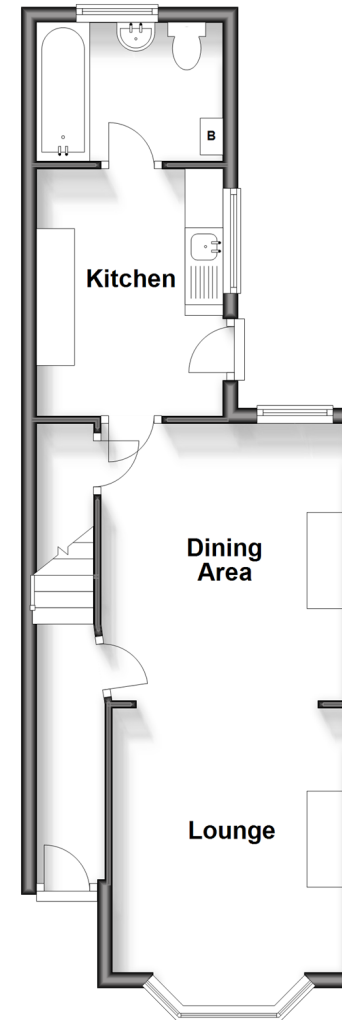
Bedroom 3: 10'5 x 8'0 (3.18m x 2.44m)

### OUTSIDE

Rear Garden

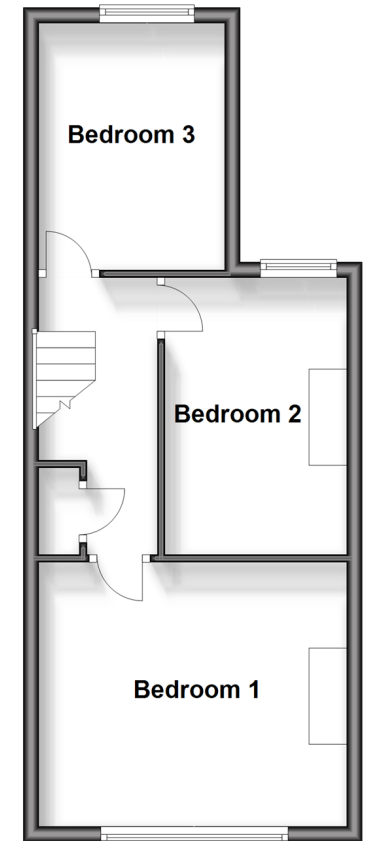
### Ground Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



### Split Level First Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



**Call Chatham - 01634 841243 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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