



HUNTERS[®]
HERE TO GET *you* THERE

3 1 2

Upper Luton Road, Chatham

£240,000

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Hunters are pleased to offer to the market this three bedroom property in Upper Luton Road, Chatham.

The property requires full modernisation throughout but is large in size and offers plenty of space to enjoy once the works have been carried out.

Downstairs you will find two reception rooms and a kitchen. Upstairs is three bedrooms.

There is also a large garden which again needs work but could be the perfect space to enjoy those long summer evenings.

Call Hunters Medway today on 01634 565 310 to arrange your viewing.

Room Sizes

Lounge: 13'4 x 10'4 (4.07m x 3.15m)

Kitchen: 16'3 x 7'4 (4.96m x 2.24m)

Dining Room: 26'8 x 10'2 (8.13m x 3.10m)

Bedroom 1: 13'4 x 10'4 (4.07m x 3.15m)

Bedroom 2: 13'4 x 11'1 (4.07m x 3.38m)

Bedroom 3: 10'3 x 7'6 (3.13m x 2.29m)

Bathroom: 7'5 x 5'5 (2.26m x 1.65m)

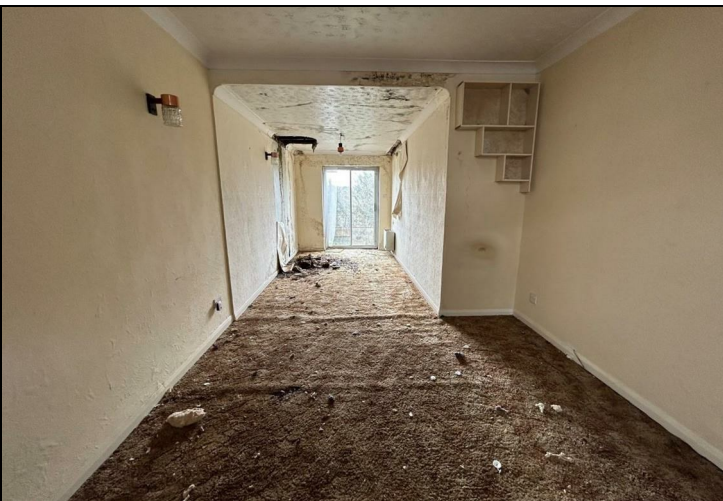
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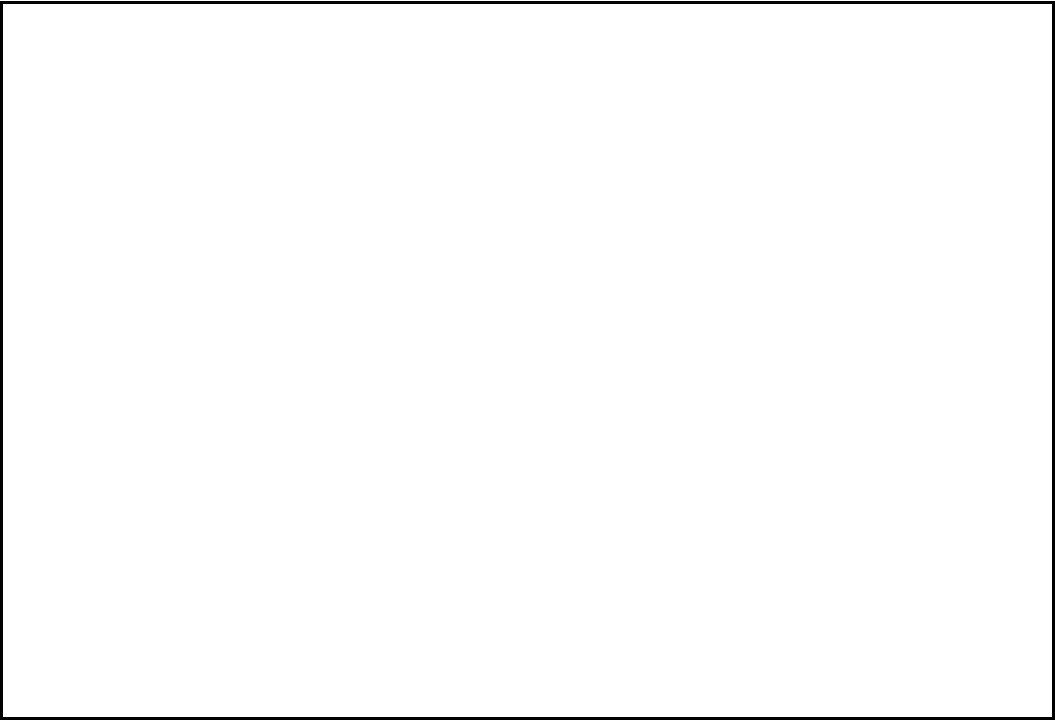
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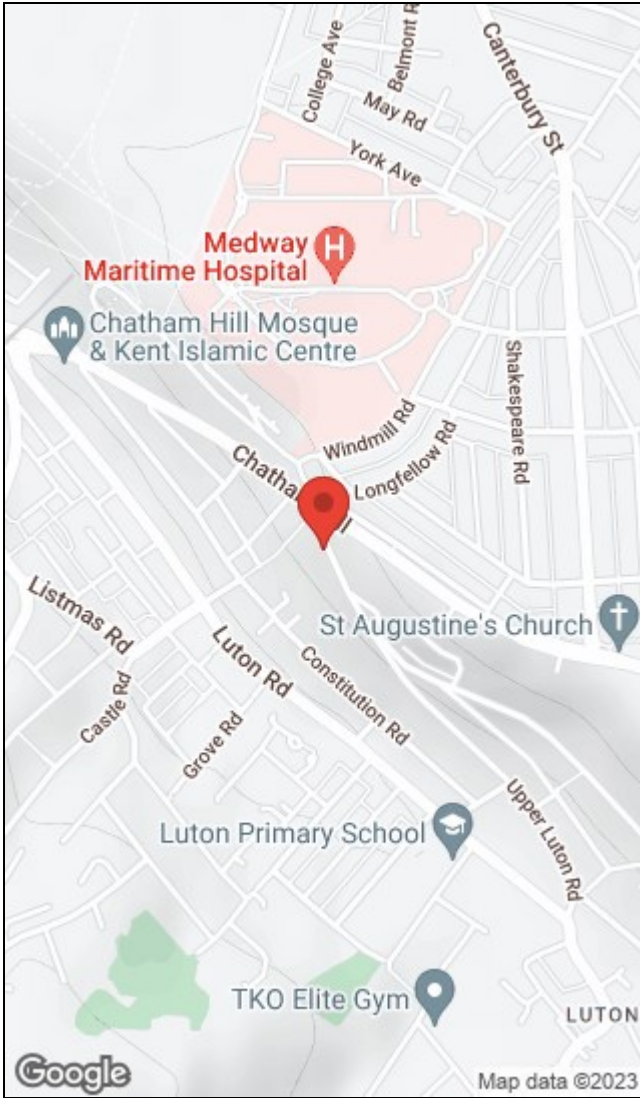
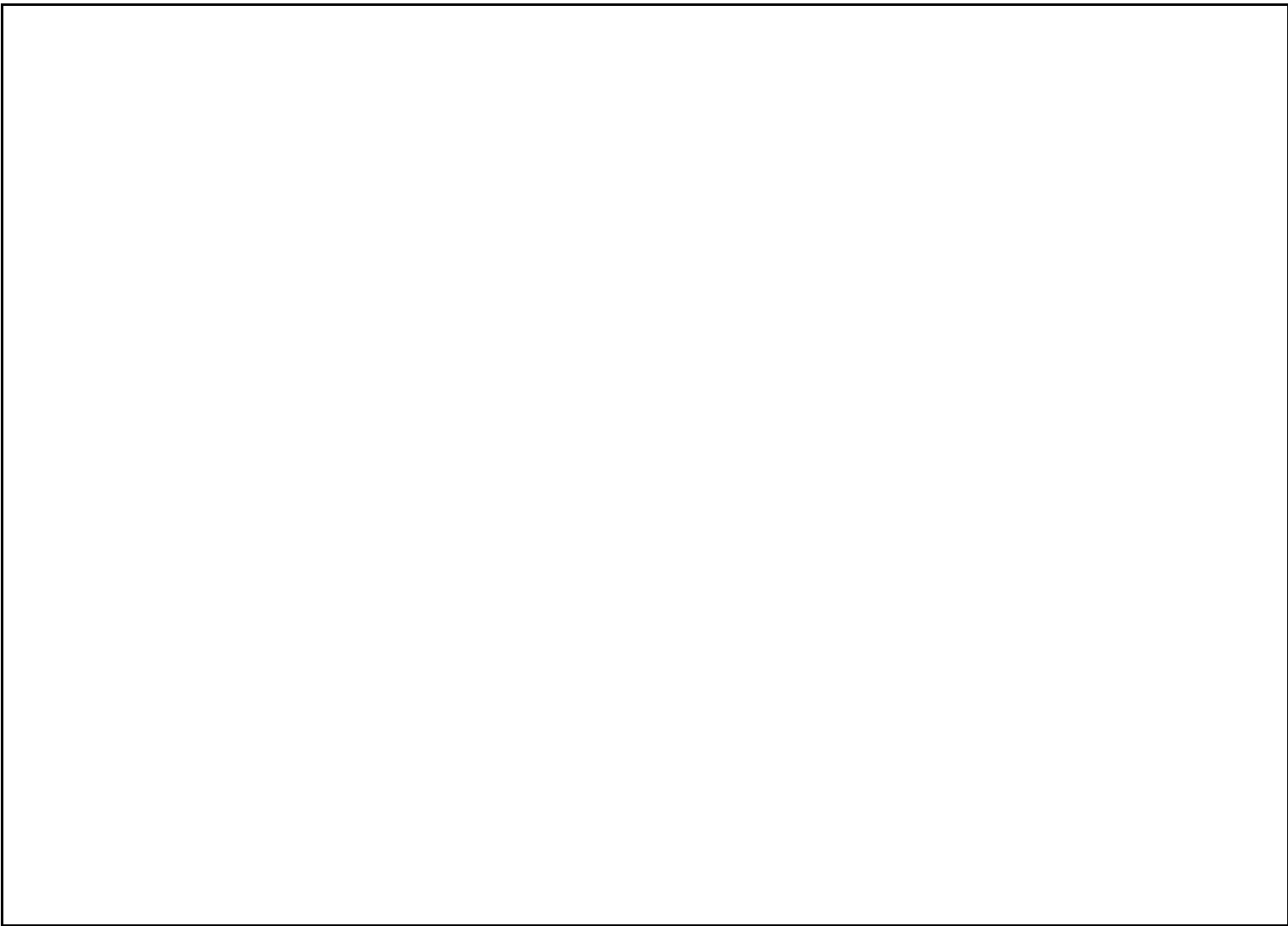




KEY FEATURES

- EPC AWAITED
- FLOORPLAN AWAITED
- THREE BEDROOMS
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- CLOSE TO STATION
- NEEDS MODERNISATION







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

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