



CORNER SHOP

MR & MRS OGLES

HUNTERS®

HERE TO GET *you* THERE



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# Pagitt Street, Chatham, ME4 6RD

## Guide Price £375,000



Hunters are delighted to offer this fantastic three bedroom house with shop included on Pagitt Street in Chatham!

A superb opportunity to purchase a large house with the addition of a shop included is not one to be missed. They have both been with the current vendors for many years and especially the shop has been a huge part of the local area.

The house has a large kitchen, lounge, three bedrooms and main bathroom. There is internal access into the shop also for ease! Investors and developers should view this straight away as there is a real development opportunity here to create multiple properties due to the size of this plot.

Outside is a courtyard garden and a detached garage which could be used or knocked down for the current building to be extended (subject to planning permission) or even used as parking as there is access here.

Please call Hunters Medway today to arrange your viewing by appointment only!

#### KEY FEATURES

MAINS GAS/ELECTRIC

MAINS WATER AND DRAINAGE

CLOSE TO LOCAL TRAIN STATION (WITHIN WALKING DISTANCE)

FIBRE BROADBAND AVAILABLE IN AREA

GOOD TELEPHONE SIGNAL ACROSS ALL MAJOR NETWORKS

EPC AWAITED

6 Military Road, Chatham, Kent, ME4 4JA | 01634 565310  
medway@hunters.com | www.hunters.com

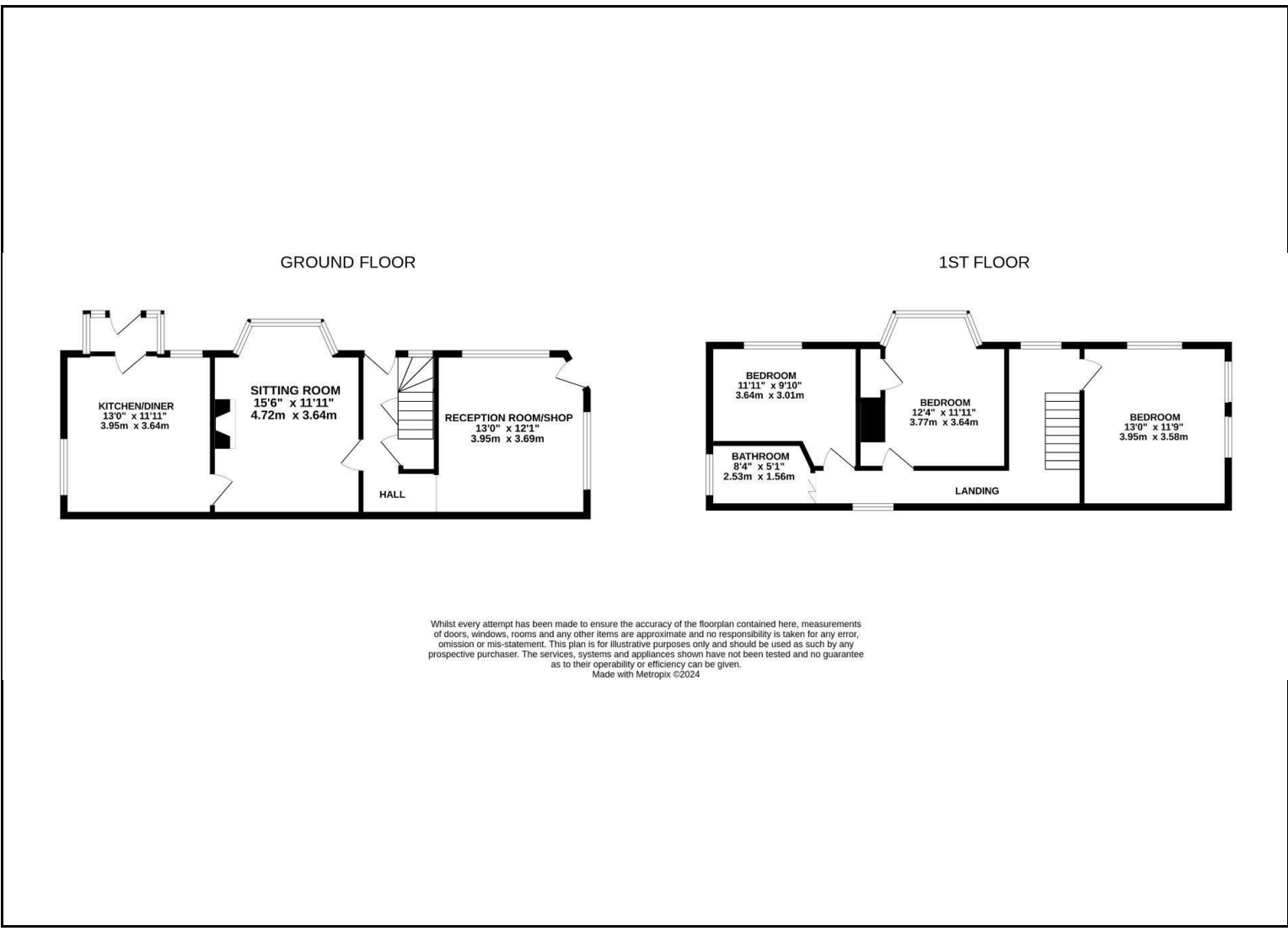


## KEY FEATURES

- FANTASTIC DEVELOPMENT OPPORTUNITY
- HOUSE AND SHOP - FREEHOLD
  - DETACHED GARAGE
  - SCOPE FOR IMPROVEMENT THROUGHOUT
- POPULAR LOCATION - CLOSE TO CHATHAM STATION
  - NO ONWARD CHAIN







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

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