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FOR SALE

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HERE TO GET *you* THERE

2 1 2 E

# Luton Road, Chatham

## Guide Price £230,000



GUIDE PRICE - £230,000-240,000 - Hunters are delighted to offer to the market this fully refurbished two bedroom home in the popular location of Luton Road, Chatham.

A fantastic home throughout it offers the lucky buyers the chance to move in with no works required. The current owner has refurbished the property throughout and it is all in very nice condition. Step inside to find a welcoming entrance hall which takes you through the home. To your right is the lounge which is very spacious and in modern condition, it is also open plan with the dining room meaning plenty of space for family and friends to enjoy on those winter social occasions. At the rear of the property is the newly fitted kitchen which is stunning and also a good size conservatory room which is perfect for an office or play area. There is also access to the cellar which provides a really good space for additional storage.

Upstairs you will find two good size bedrooms and family bathroom - all of which are in lovely condition throughout and spacious in room sizes. It really is a real family home and one to be appreciated.

Outside you will find a large 90ft (approx) garden which is perfect for enjoying in the summer having BBQ's with friends and family. It's also very low maintenance.

This property is no onward chain and is ready to view immediately. Please call Hunters Medway on. 01634 565 310 to arrange your viewing by appointment only.

NEW EPC DETAILS TO FOLLOW SHORTLY.

6 Military Road, Chatham, Kent, ME4 4JA | 01634 565310  
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## KEY FEATURES

- NO ONWARD CHAIN
- FANTASTIC TWO BEDROOM HOME
  - FULLY REFURBISHED
  - POPULAR LOCATION
- LARGE 90FT (APPROX) GARDEN
- TWO RECEPTION ROOMS
  - CONSERVATORY
  - CELLAR

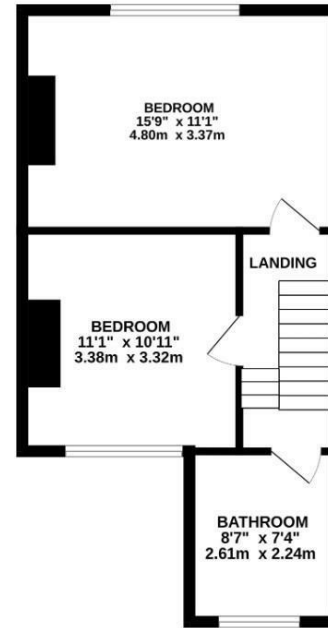
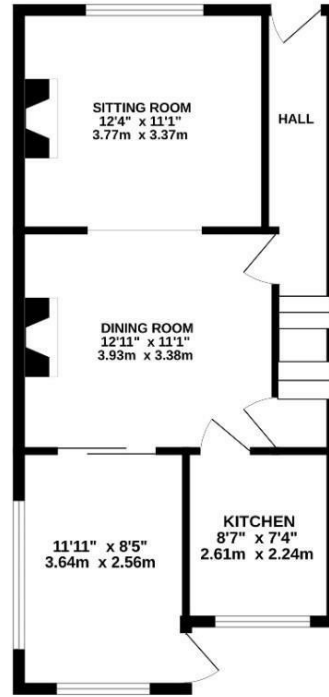
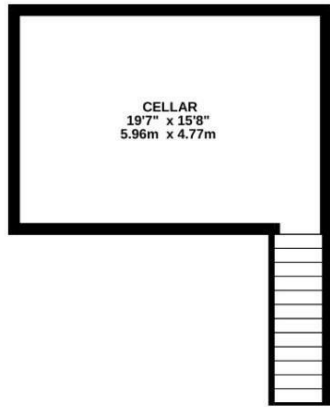




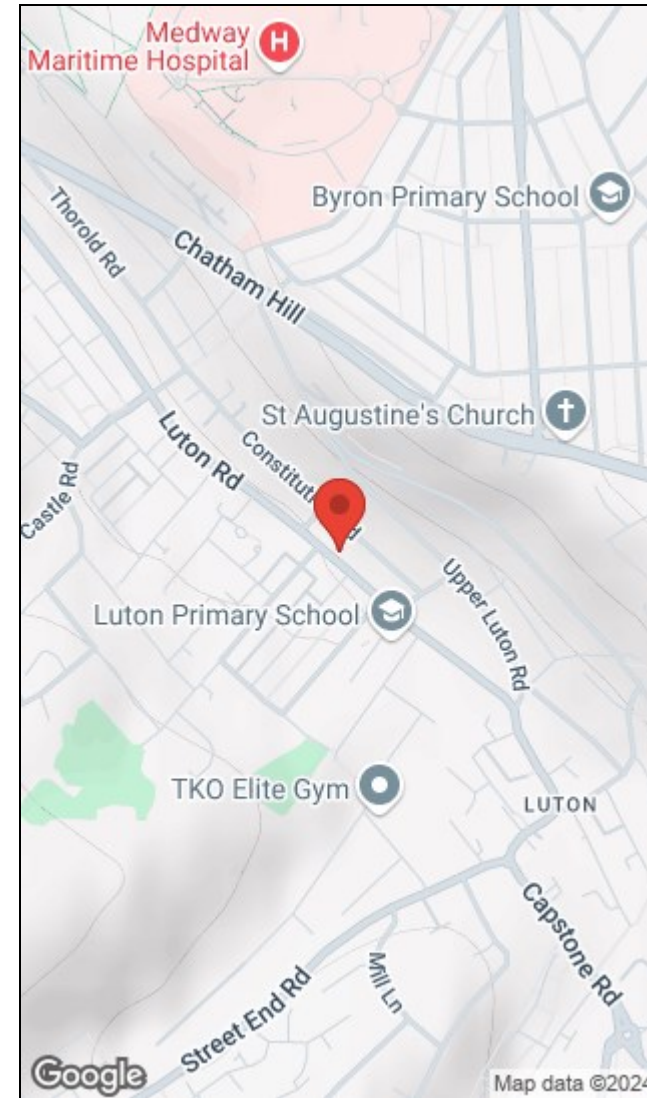
BASEMENT

GROUND FLOOR

1ST FLOOR



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>	51	(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	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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