



## Settington Avenue, Chatham, Kent, ME5 0AG

- SEMI- DETACHED
- OFF ROAD PARKING SPACE
- 2 BEDROOMS
- MODERN KITCHEN/DINER
- FIRST FLOOR BATHROOM

**Asking Price £270,000**



# Settington Avenue, Chatham, Kent, ME5 0AG

## DESCRIPTION

Situated on the quiet Settington Avenue in Chatham, this delightful two-bedroom semi-detached house offers a perfect blend of modern living and classic comfort. Built in the 1950s, the property boasts a warm and inviting atmosphere, ideal for families or couples seeking a tranquil home.

Upon entering the hallway, you are greeted by a welcoming reception room that provides a space for relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen- diner, which is well-equipped and designed for both cooking and socialising. This area is perfect for family meals or hosting friends, making it a versatile space for everyday living.

The first floor features two generously sized bedrooms, providing ample space for rest and personalisation. The bathroom, conveniently located on this level, is well-appointed and offers all the necessary amenities for your daily routine.

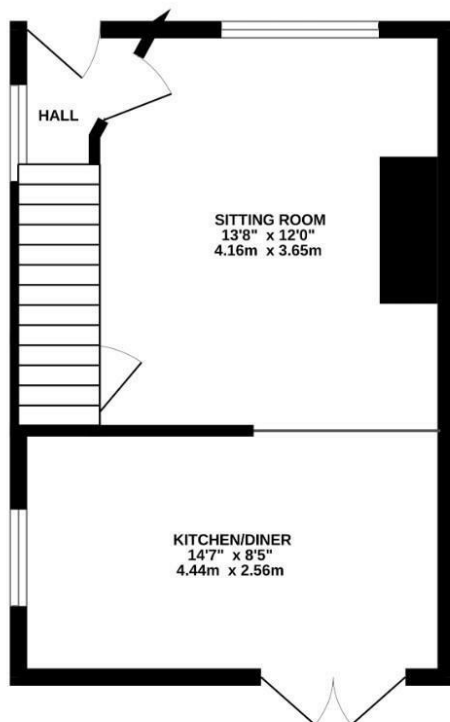
Outside, the property benefits from off-road parking for one vehicle, ensuring convenience and ease of access. The rear garden is a lovely addition, providing a private outdoor space for gardening, play, or simply enjoying the fresh air.

This charming home on Settington Avenue is not just a property; it is a place where memories can be made. With its modern features and comfortable layout, it presents an excellent opportunity for those looking to settle in a friendly neighbourhood. Do not miss the chance to make this lovely house your new home.

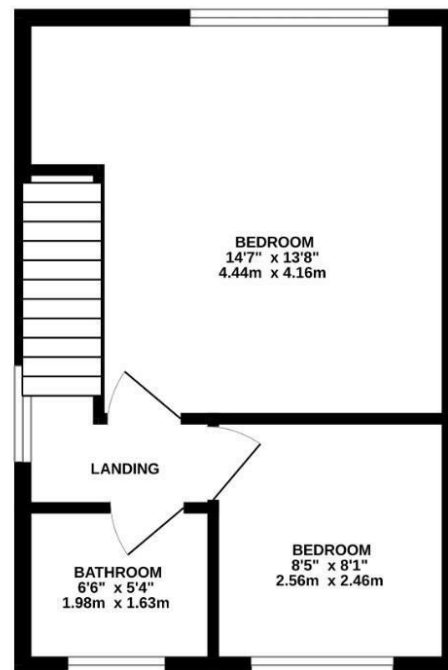




GROUND FLOOR



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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### Viewings

Please contact [medway@hunters.com](mailto:medway@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.