



29 Tatler Close

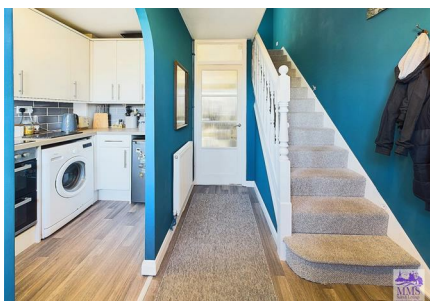
Lordswood ME5 8XH

Price Guide £260,000



PRICE GUIDE £260,000 - £270,000. Nestled in the sought-after area of Tatler Close, Lordswood Chatham, this charming mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Built between 1970 - 1980, the property spans a comfortable 721 square feet and boasts a well-thought-out layout that maximises space and functionality. Upon entering, you are welcomed into a bright entrance hall that leads to a modern fitted kitchen, perfect for culinary enthusiasts. The inviting lounge area provides a warm and relaxing space, ideal for unwinding after a long day. Adjoining the lounge is a delightful conservatory, which floods the home with natural light and offers a lovely view of the rear garden. The first floor features two generously sized double bedrooms, providing ample space for rest and relaxation. A well-appointed bathroom completes the upper level, ensuring convenience for all residents. Externally, the property is complemented by a front garden and a rear garden, offering a private outdoor space for gardening or entertaining. Additionally, there is a garage plus 1 parking space providing room for two vehicles, a rare find in this popular location.

With an Energy Performance Certificate (EPC) rating of C and a council tax band of B, this home is not only appealing but also efficient. The combination of its modern amenities and prime location makes this property a perfect starter home for those looking to establish themselves in a vibrant community. Don't miss the chance to make this delightful house your new home.



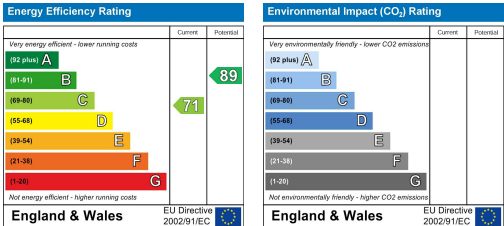
Area Map



Floor Plans

<p>Ground Floor Building 1</p>	<p>Floor 1 Building 1</p>	<p>Approximate total area[®] 833.24 ft² 77.41 m²</p>
<p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.