

**Melbourne Road, Chatham**

**£270,000**

  
**MARTIN & CO**

Melbourne Road, Chatham  
3 Bedrooms, 1 Bathroom

£270,000

Medway Council Tax Band B

- NO CHAIN!!!!
- GREAT SIZE DOUBLE BEDROOMS
- NEWLY REFURBISHED
- PRIVATE BEAUTIFUL GARDEN
- LARGE KITCHEN WITH FITTED APPLIANCES
- 0.7M WALKING DISTANCE FROM CHATHAM TRAIN STATION
- 2 RECEPTION ROOMS
- COUNCIL TAX BAND B - £1,640
- EPC RATING D

This beautifully presented and newly refurbished three - four bedroom terraced house, offers spacious living areas, a delightful garden, and a convenient location close to public transport, schools, and local amenities, making it an ideal ready-to-move-in home for families and couples.

- Immaculately presented terraced property
- Convenient location with transport links
- Nearby schools and local amenities
- Three double bedrooms
- Two refurbished reception rooms
- Delightful garden view
- Refurbished kitchen with dining space
- Tranquil garden for al fresco dining



Not to be missed!! An immaculately presented terraced property, situated in a convenient location with easy access to public transport links, nearby schools, and local amenities. This property is particularly suitable for families and couples seeking a combination of comfort, space, and practicality.

The property boasts three double bedrooms, each recently refurbished to a high standard. The living spaces are equally impressive with two tastefully refurbished reception rooms, one of which benefits from a delightful garden view, creating an idyllic environment for relaxation or entertainment.

The kitchen, a hub of activity, has been recently refurbished and comes with ample natural light and dining space, making it a pleasure to cook and dine in. The property also features a large, newly refurbished bathroom, further enhancing the modern and high-quality finish of the house.

One of the unique features of this terraced house is its garden. This outdoor space provides the perfect setting for al fresco dining during the warmer months or simply a tranquil space to enjoy at your leisure.

The house is energy efficient with an EPC rating of D and falls under Council Tax Band B, offering potential buyers an economic advantage.

Overall, this property offers a unique opportunity to acquire a home that combines a superior internal specification with an enviable location. The condition, size, and layout make it an ideal choice for those seeking a ready-to-move-in property. Don't miss out on this exceptional home.

Broadband:  
Standard 16 Mb 1 Mb  
Superfast 80 Mb 20 Mb



Ultrafast 1000 Mb 220 Mb  
 Mobile Coverage Great for EE, O2, Three and Vodafone  
 Low Risk Of Flooding

## Entrance Lounge

12'9" x 12'5"

## Bedroom 3/Reception Room

10'2" x 9'6"

## Bedroom 1

12'5" x 10'9"

## Bedroom 2

12'5" x 10'5"

## Downstairs Reception/Lounge

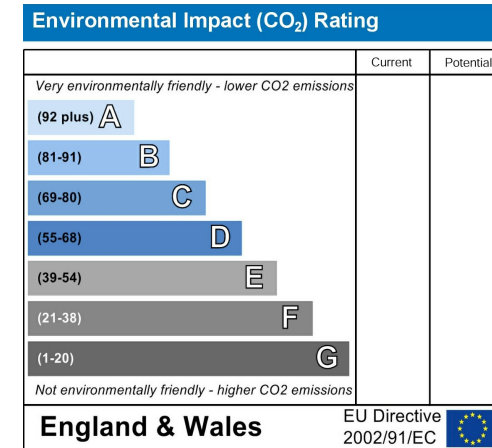
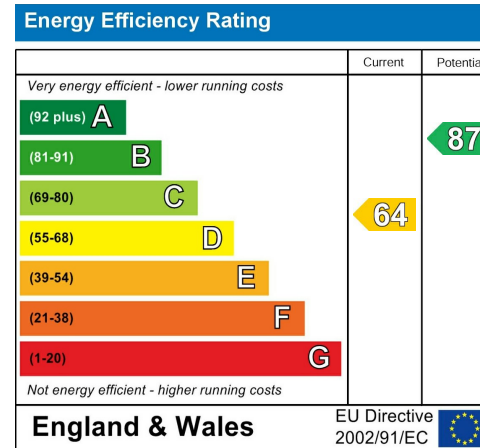
12'1" x 9'2"

## Kitchen

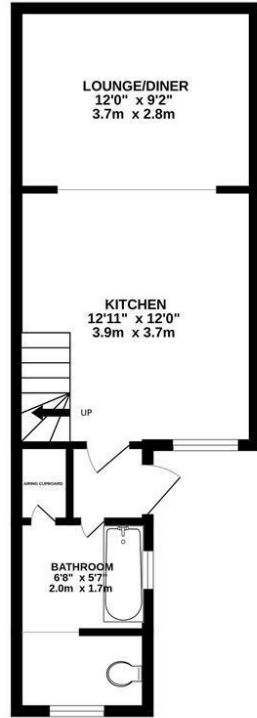
12'9" x 12'1"

## Bathroom on Ground Level

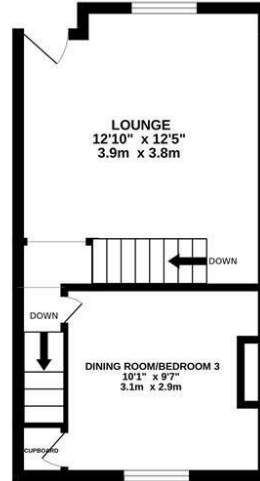
6'6" x 5'6"



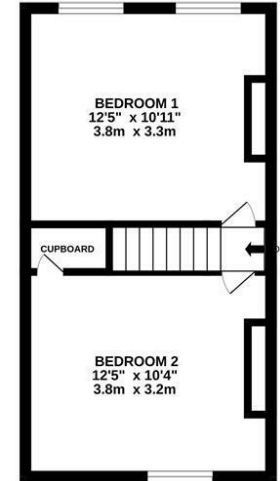
LOWER GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



2ND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.

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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**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.