



Central Park Gardens, Chatham

3 Bedroom, 1 Bathroom, House - Semi-Detached

Guide Price £275,000





Central Park Gardens, Chatham

3 Bedroom, 1 Bathroom, House - Semi-Detached

- THREE BEDROOMS
- SPACIOUS ACCOMMODATION
- MODERN FITTED KITCHEN
- FRONT AND REAR GARDENS
- CONSERVATORY
- GAS CENTRAL HEATING
- REAR ACCESS TO GARDEN
- WALKING DISTANCE TO CHATHAM TRAIN STATION
- GOOD LOCAL SCHOOLS
- NO FORWARD CHAIN

Vacant Property!! We are pleased to present this delightful semi-detached house, now available for sale. This property is in good condition and promises a welcoming and comfortable living space.

The house boasts a generous layout with two reception rooms, making it perfect for both entertaining guests and quiet family time. The open-plan kitchen is notable, offering an interactive cooking experience as well as a sociable space for meals. Three well-proportioned bedrooms provide ample personal space for every member of the family.

Additionally, the property features a well-maintained bathroom, offering both functionality and comfort. The house benefits from an EPC rating of D, indicating that it's energy efficient, which contributes to lower utility bills.

One of the appealing aspects of this property is its advantageous location. It is well-served by public transport links, ensuring easy commutes. A host of local amenities are at your doorstep, fulfilling daily necessities with ease. The property is also in proximity to reputable schools, making it an ideal choice for families with school-aged children.

The house is council taxed under band C. A significant advantage of this property is that it comes with no onward chain, and being a vacant property, it is ready for immediate occupancy.

This property is ideally suited to families and couples alike, offering a harmonious balance between a bustling community atmosphere and the tranquillity of a residential area. Don't miss this golden opportunity to own a cosy and convenient home.

EPCD

Council Tax Band C

Broadband: Standard 4mbps

Ultra Fast: 1000mbps 220mbps

Mobile Phone Coverage EE, Three, O2, Vodafone: Limited

Flooding: Surface Water - Low


River and Sea: Very Low





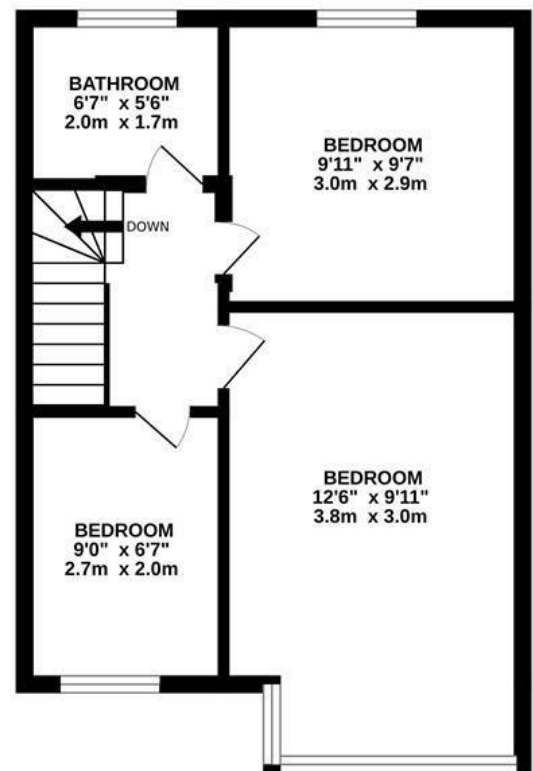
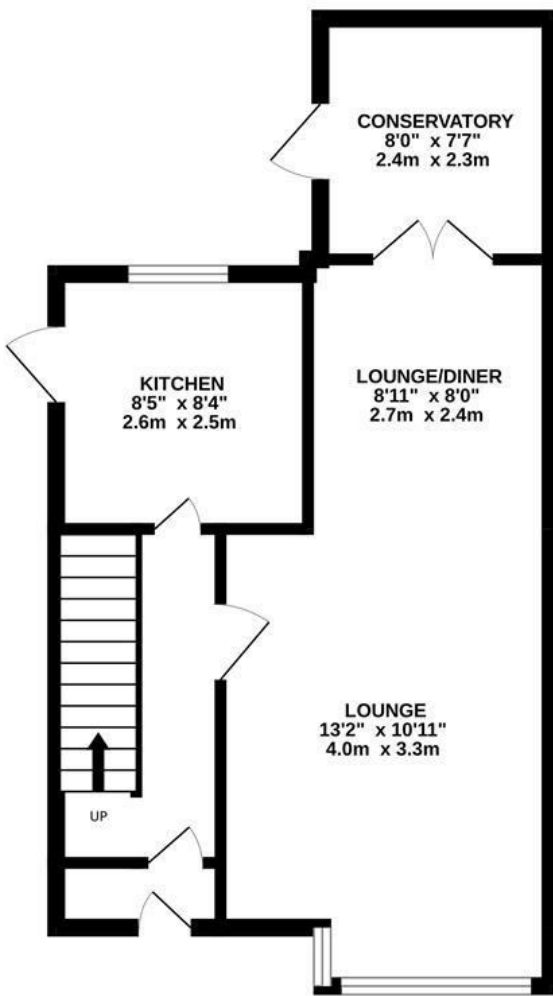


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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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 ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.