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www.harrisonsreeve.com



2 Brent Close

• Chatham

Price: Offers In Excess Of £225,000





2, Brent Close, , ME5 0TG  
Offers In Excess Of £225,000

- OFFERS IN EXCESS OF £225,000
- SEMI-DETACHED 3 BEDROOM HOUSE
- IMMEDIATE "EXCHANGE OF CONTRACTS" AVAILABLE
- GARAGE AND DRIVE
- SOLD VIA "SECURE SALE"
- QUIET CLOSE
- LOUNGE/DINER
- CLOSE TO LOCAL AMENITIES
- EPC RATING "E"
- MEDWAY COUNCIL TAX BAND C

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000

Harrisons Reeve are pleased to be marketing this SEMI-DETACHED 3 BEDROOM house priced at offers in excess of £225,000.

The property benefits from being in a quiet location but still close to local amenities.

The property comprises of entrance hall, lounge/diner, kitchen and the first floor has THREE bedrooms and a bathroom.

The property also benefits from a driveway and garage.

EPC Rating - E  
Medway council tax band - C

#### GROUND FLOOR

##### ENTRANCE HALL

11'1" x 6'2" (3.4 x 1.9)  
With stairs leading to the first floor, door leading to the kitchen and cupboard housing the warm air system and utility meters.

##### LOUNGE DINER

18'4" x 15'5" (5.6 x 4.7)  
With double glazed window to the rear and double glazed sliding door leading to the rear garden.

#### KITCHEN

8'2" x 6'2" (2.5 x 1.9)  
With base and eye level units, door to the garden, space for washing machine, fridge/freezer and cooker.

#### FIRST FLOOR

##### LANDING

8'10" x 4'11" (2.7 x 1.5)  
With cupboard housing the Worcester boiler.

##### BEDROOM 1

13'1" x 9'2" (4.0 x 2.8)  
With built in wardrobes, two double glazed windows and a storage cupboard.

##### BEDROOM 2

9'10" x 8'10" (3.0 x 2.7)  
With double glazed window.

##### BEDROOM 3

9'6" x 5'10" (2.9 x 1.8)  
With double glazed window.

#### BATHROOM

6'6" x 5'2" (2.0 x 1.6)  
White suite comprising of bath, low level WC, sink, frosted double glazed window and radiator.

#### GARDENS

FRONT - With driveway, laid to lawn area and trees/shrubs.

REAR - With patio and laid to lawn area.

#### IMPORTANT NOTICE

Harrisons Residential, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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 2002/91/EC		<b>78</b>

Environmental Impact (CO <sub>2</sub> ) Rating			Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(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 environmentally friendly - higher CO <sub>2</sub> emissions				
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			

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GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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