

01634 379 799

www.harrisonsreeve.com



33 Melbourne Road

• Chatham

Price: £190,000



33, Melbourne Road, , ME4 5PB
£190,000

- INVESTMENT BUYERS ONLY!!
- SOLD WITH TENANT IN-SITU ATTAINING RENT OF £10,740 P.A
- 2 BEDROOM MID TERRACE HOUSE
- EPC RATING "D"
- MEDWAY COUNCIL TAX BAND "B"
- UPSTAIRS BATHROOM
- LOW MAINTENANCE REAR GARDEN OF APPROX 25'

* INVESTMENT BUYERS ONLY *

2 BEDROOM MID TERRACE HOUSE BEING SOLD WITH TENANT IN-SITU.

ATTAINING AN ANNUAL RENT OF £10,740

Are you looking for your first investment opportunity or adding to an existing portfolio? HARRISONS REEVE are offering for sale this 2 bedroom terrace house in Chatham benefitting from 2 RECEPTION ROOMS, KITCHEN, AND UPSTAIRS BATHROOM.

Externally, the property features a rear garden of approx. 25' in depth.

Located within reach of local schools, shops and amenities.

Call us today to arrange your viewing!

Lounge

11'11" x 9'9" (3.65m x 2.99m)

UPVc entrance door, double glazed window to front, radiator.

Dining Room

11'11" x 9'11" (3.65m x 3.04m)

Double glazed window to rear, radiator.

Cellar

Single chamber to front.

Kitchen

9'4" x 6'4" (2.87m x 1.95m)

Double glazed window to rear, double glazed door to rear garden. Fitted kitchen comprising base and eye level units with work surfaces over. "Vaillant" wall mounted boiler. Built in electric oven and gas hob. Radiator. Inset stainless steel sink unit with side drainer and mixer tap.

Landing

Bedroom 1

12'4" x 9'10" (3.77m x 3.00m)

Double glazed window to front, radiator.

Bedroom 2

10'1" x 9'6" (3.08m x 2.92m)

Double glazed window to rear, radiator.

Bathroom

9'5" x 6'3" (2.88m x 1.93m)

Frosted double glazed window to rear. White 3 piece suite comprising panelled bath, low level WC and vanity unit with inset sunk unit.

Rear Garden

Approx. 25' in depth mainly laid to decking. Fenced to boundaries.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

Important Notice

Harrisons Reeve, 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.

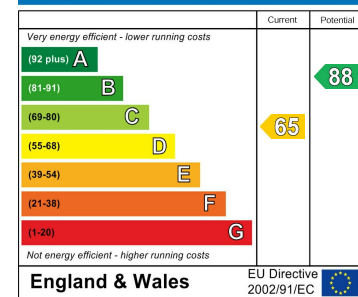
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

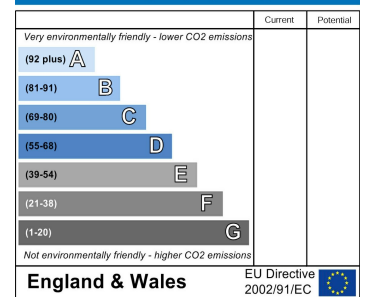
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtens Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating

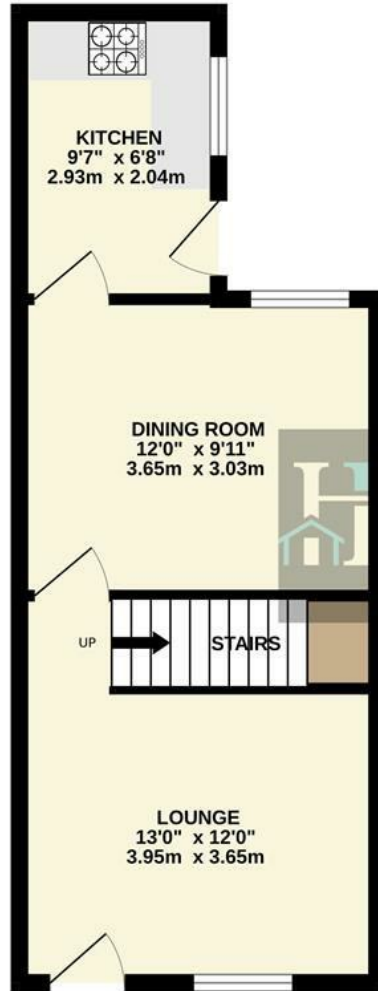


Environmental Impact (CO₂) Rating



Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.4 sq.m.) approx.



HARRISON'S REEVE

TOTAL FLOOR AREA: 677 sq.ft. (62.9 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.
Made with Metropix ©2024