

01634 379 799

www.harrisonsreeve.com



7 Huckleberry Close

• Chatham

Price: £170,000



7, Huckleberry Close, , ME5 8EB  
£170,000

- 2 BEDROOM GROUND FLOOR FLAT
- SPACIOUS ACCOMMODATION
- COMMUNAL GARDEN
- NO ONWARD CHAIN!!
- NEUTRAL CONDITION
- CONVENIENT LOCATION FOR LOCAL SERVICES & AMENITIES
- EPC RATING "D", COUNCIL TAX BAND "A"
- APPROX. 83 YRS REMAINING ON LEASE.

Welcome to this 2 bedroom ground floor flat located on Huckleberry Close in Lordswood, Chatham. This flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family, guests, or even a home office.

Spanning 700 square feet, this flat provides a comfortable living space for its occupants. Whether you are looking for a starter home, a cosy retreat, or a smart investment opportunity, this property has the potential to fulfil your needs.

Don't miss the chance to own a piece of history in this well-established neighbourhood. Contact us today to arrange a viewing and envision the possibilities that this charming flat on Huckleberry Close has to offer.

#### **Entrance Hall**

Hard wood entrance door. Built in storage cupboard.

#### **Lounge**

13'8" plus alcove x 11'6" (4.18m plus alcove x 3.52m)  
Window to front, radiator. Built in storage cupboard.

#### **Bedroom 1**

11'8" x 11'6" (3.57m x 3.51m)  
Window to front, radiator, built in storage cupboard.

#### **Bedroom 2**

9'10" x 8'6" (3.02m x 2.60m)  
Window to rear, radiator, built in storage cupboard.

#### **Kitchen**

8'9" x 8'5" (2.67m x 2.57m)  
Window to rear. Wall mounted boiler. Fitted kitchen comprising base and eye level units with work surfaces over.

#### **Bathroom**

Window to rear. White 3 piece suite comprising panelled bath, wall mounted wash hand basin and low level WC. Radiator.

#### **NB**

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons 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.

#### **Member agent**

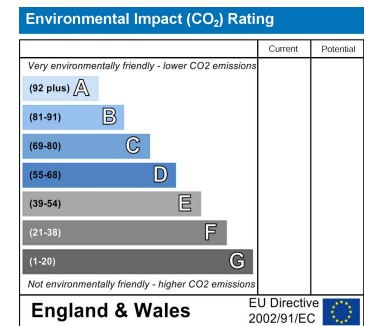
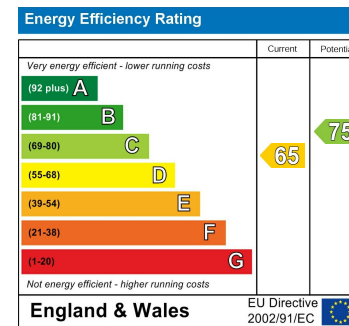
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

#### **Important Notice**

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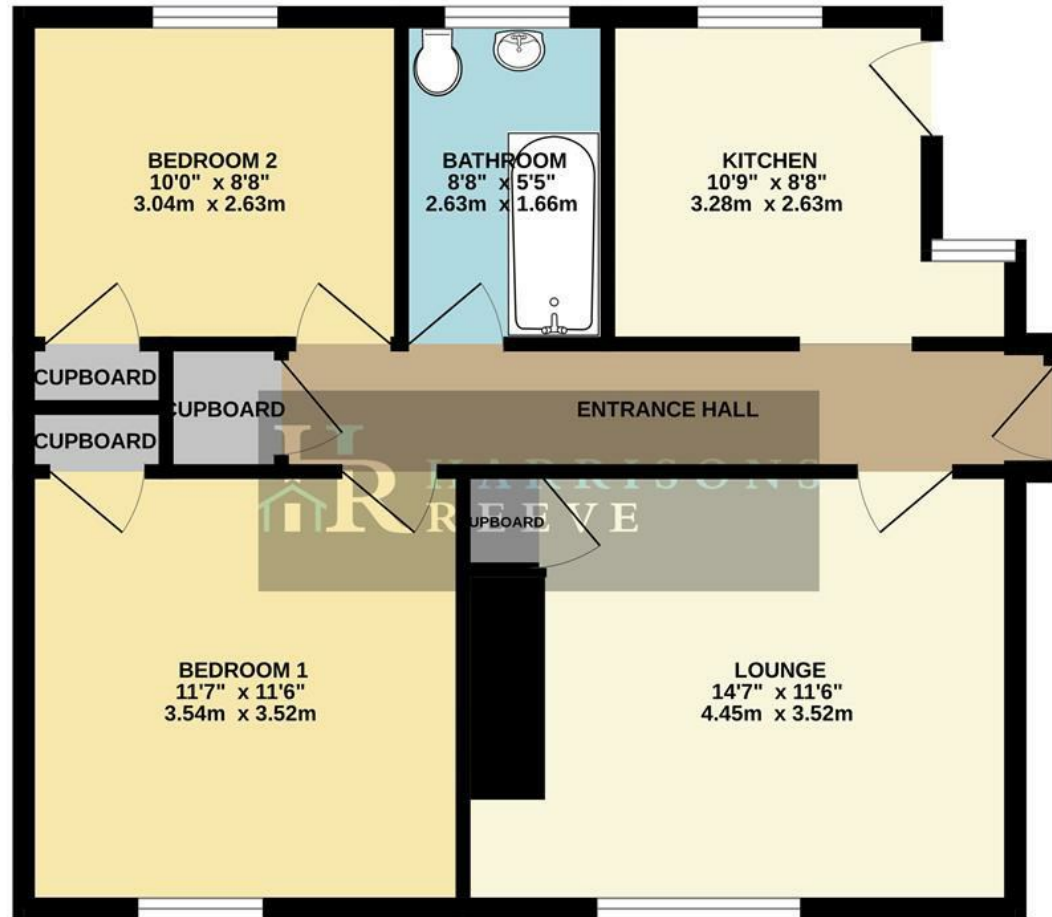
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs 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



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GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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