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9 Halifax Close

• Chatham

Asking Price £315,000



9, Halifax Close, , ME5 7QR
Asking Price £315,000

- THREE BEDROOM END OF TERRACE
- OPEN PLAN LIVING
- DOWNSTAIRS WC
- SAUNA
- GENEROUS SIZE ROOMS
- LANDSCAPED REAR GARDEN
- CLOSE TO SCHOOLS & AMENITIES
- CHAIN FREE
- CTAX BAND: B
- EPC RATING: D

Absolutely stunning end of terrace home located on Halifax Close. This superb property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The open-plan design of the reception room creates a warm and inviting atmosphere, perfect for both relaxation and entertaining guests.

One of the standout features of this home is the inclusion of a sauna, offering a unique touch of luxury and a perfect way to unwind after a long day. Additionally, the property benefits from a convenient downstairs WC, enhancing the practicality of everyday living.

Situated at the end of a terrace, this house enjoys a sense of privacy while still being part of a friendly community. The location is particularly advantageous, as it is close to local schools, making it an excellent choice for families with children.

With its combination of comfort, convenience, and unique features, this property on Halifax Close presents a wonderful opportunity for those looking to settle down. Don't miss the chance to make this lovely house your new home.

EPC Rating: D

Entrance Hall
5'9" x 12'4" (1.77m x 3.77m)

Downstairs WC
3'1" x 4'1" (0.94m x 1.25m)

Kitchen
10'9" x 11'8" (3.30m x 3.57m)

Lounge Diner
9'9" x 24'5" (2.99m x 7.46m)

Landing
7'10" x 8'10" (2.39m x 2.71m)

Bedroom 1
10'1" x 12'5" (3.08m x 3.79m)

Bedroom 2
10'1" x 11'7" (3.09m x 3.54m)

Bedroom 3
8'10" x 8'8" (2.71m x 2.65m)

Bathroom
8'11" x 6'0" (2.73m x 1.84m)

Sauna

Garden

Important Notice

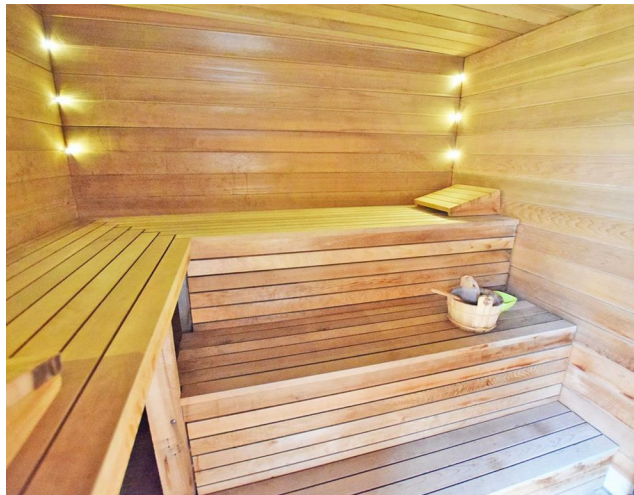
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

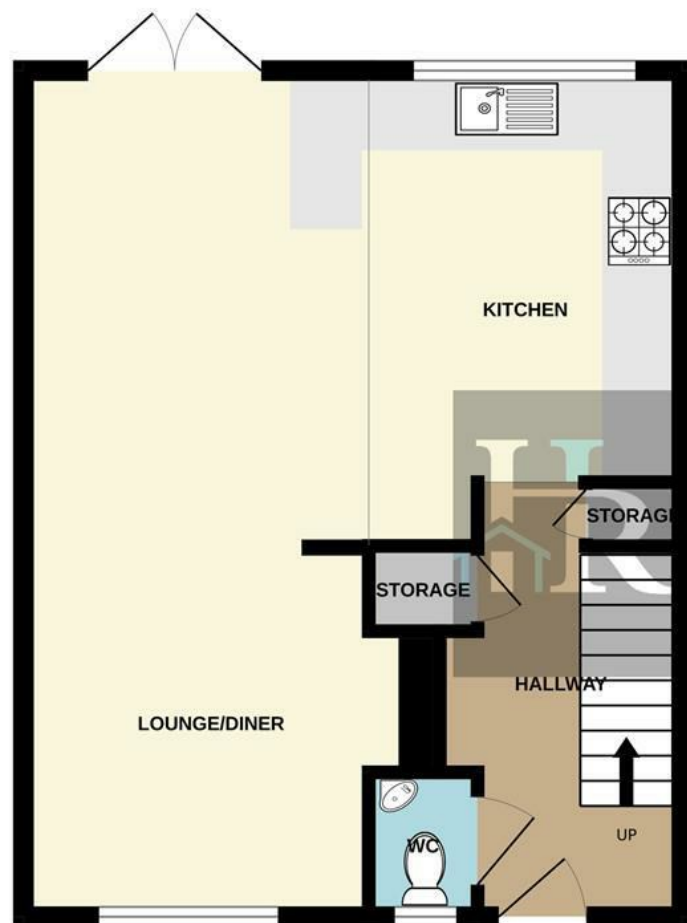
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



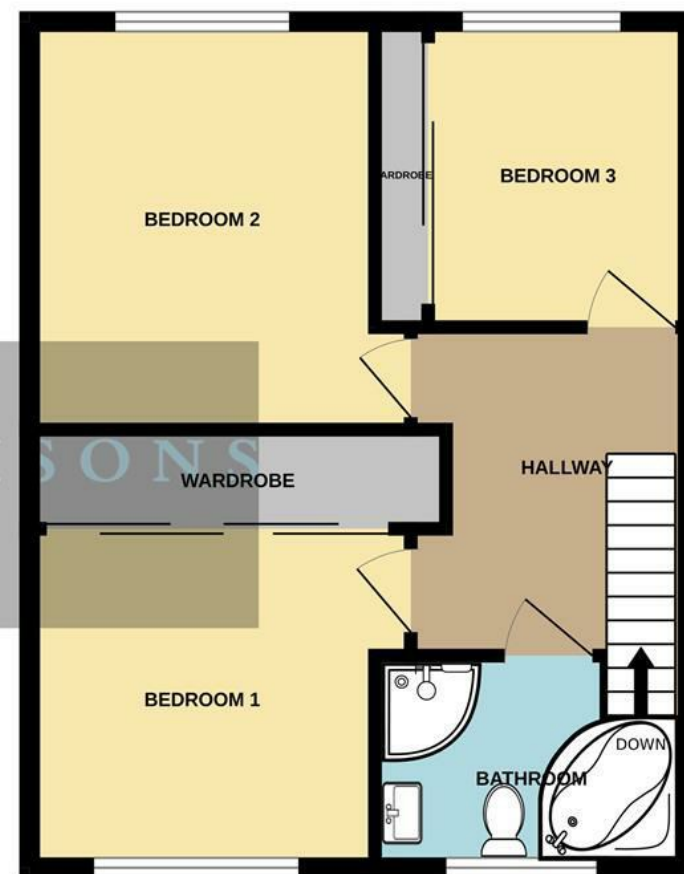
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		87		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D	62			(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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