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www.harrisonsreeve.com



3 Mead Green

• Chatham

Price: Offers In The Region Of £250,000



3, Mead Green, , ME5 8PB
Offers In The Region Of £250,000

- OFFERS IN EXCESS OF £250,000
- BUNGALOW
- NO ONWARD CHAIN
- SEMI-DETACHED
- QUIET LOCATION
- TWO BEDROOMS
- POTENTIAL TO EXTEND - SUBJECT TO PLANNING PERMISSION
- CLOSE TO LOCAL AMENITIES
- MEDWAY COUNCIL TAX BAND C
- EPC RATING TBC

Situated in a quiet location in Lordwood, this SEMI-DETACHED BUNAGLOW offers a delightful opportunity for those seeking a peaceful retreat. With two well-proportioned bedrooms, this property is perfect for small families, couples or individuals looking for a comfortable living space.

The bungalow features a welcoming reception room, ideal for relaxation or entertaining guests. The layout is practical and functional, providing a warm and inviting atmosphere throughout. The bathroom is conveniently located, serving the needs of the household with ease.

One of the standout features of this property is its potential for extension, subject to planning permission. This offers the new owner the exciting possibility to personalise and expand the living space to suit their needs. The absence of an onward chain simplifies the buying process, making this bungalow an attractive option for those looking to move in without delay.

Medway Council tax band C

ENTRANCE HALL

12'1" x 4'11" (widest points) (3.7 x 1.5 (widest points))
With storage cupboard.

BEDROOM 1

11'1" x 10'5" (3.4 x 3.2)
Window to the front, radiator and fitted wardrobes.

BEDROOM 2

10'5" x 8'2" (3.2 x 2.5)
With two windows and a radiator.

BATHROOM

5'10" x 4'7" (1.8 x 1.4)
With bath, wall mounted sink, frosted window and radiator.

WC

5'10" x 2'7" (1.8 x 0.8)
WC and frosted window.

KITCHEN

11'1" x 7'6" (3.4 x 2.3)
With base and eye level units, door leading to the rear garden, stainless steel sink, window above and there is a wall mounted boiler(Daikin).

LOUNGE

15'8" x 11'1" (4.8 x 3.4)
With gas fire, radiator and sliding door to the rear garden

GARDENS

FRONT - With path, side gate to rear garden and the rest is laid to lawn.

REAR - With rear access gate, shed and the rest is laid to lawn.

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.

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

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.

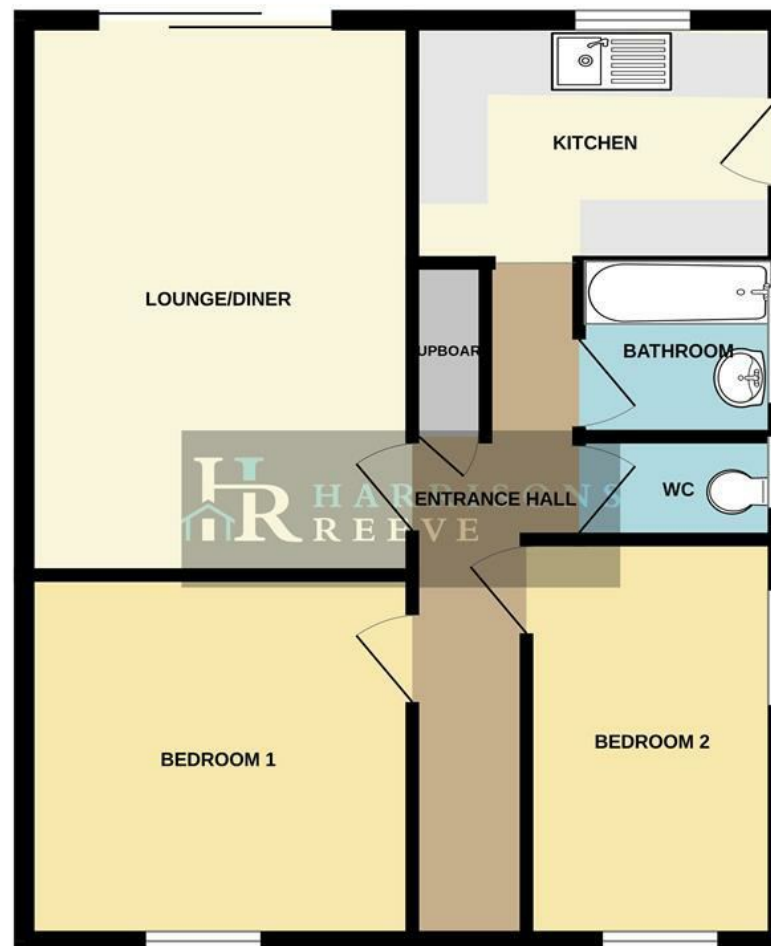


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.1 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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