

01634 379 799

www.harrisonsreeve.com



90 Watson Avenue

• Chatham

Price: Offers In Excess Of £280,000



90, Watson Avenue, , ME5 9SN

Offers In Excess Of £280,000

- RENOVATION PROJECT!!
- 3 BEDROOM SEMI DETACHED HOUSE ON POPULAR DAVIS ESTATE
- GARAGE AND DRIVEWAY TO FRONT
- LARGE, TIERED, REAR GARDEN
- DOWNSTAIRS WC
- LOUNGE/DINER
- GOOD PROXIMITY TO LOCAL AMENITIES & TRANSPORT LINKS
- NO ONWARD CHAIN!!
- EPC RATING "D", MEDWAY COUNCIL TAX BAND "C"
- SOLD (STC) BY HARRISONS REEVE!

* RE-FURBISHMENT PROJECT *

Located on the Davis Estate in Chatham is this 3 BEDROOM SEMI DETACHED HOUSE BENEFITTING FROM ONWARD CHAIN, GARAGE AND DRIVEWAY, and conveniently located for access to main roads and motorway connections, together with local amenities.

For a developer, or those happy to "roll up your sleeves", this could be the one.

With a TIERED rear garden of approx. 80' but also benefitting from side access there is certainly scope and potential. Accommodation currently features entrance hall, DOWNSTAIRS WC, lounge/diner with bathroom and bedrooms to the first floor.

To make your enquiry AND BOOK YOUR VIEWING, CALL THE TEAM ON 01634 379799

Entrance Hall

Downstairs WC

Kitchen

12'0" x 8'11" (3.68m x 2.72m)
plus door recess

Lounge/Dining Room

15'10" x 14'7" (4.85m x 4.45m)

Landing

Bedroom 1

12'1" x 10'8" (3.69m x 3.26m)

Bedroom 2

11'10" x 9'0" (3.62m x 2.76m)

Bedroom 3

8'8" x 6'7" (2.66m x 2.02m)

Bathroom

9'2" x 4'11" (2.81m x 1.50m)

Exterior

Rear Garden

Tiered, of approx. 80' in depth mainly laid to lawn and a patio area, with established tress plants and shrubs,

Driveway

Providing off road parking for 1 car

Garage

Metal up and over door.

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

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.

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.

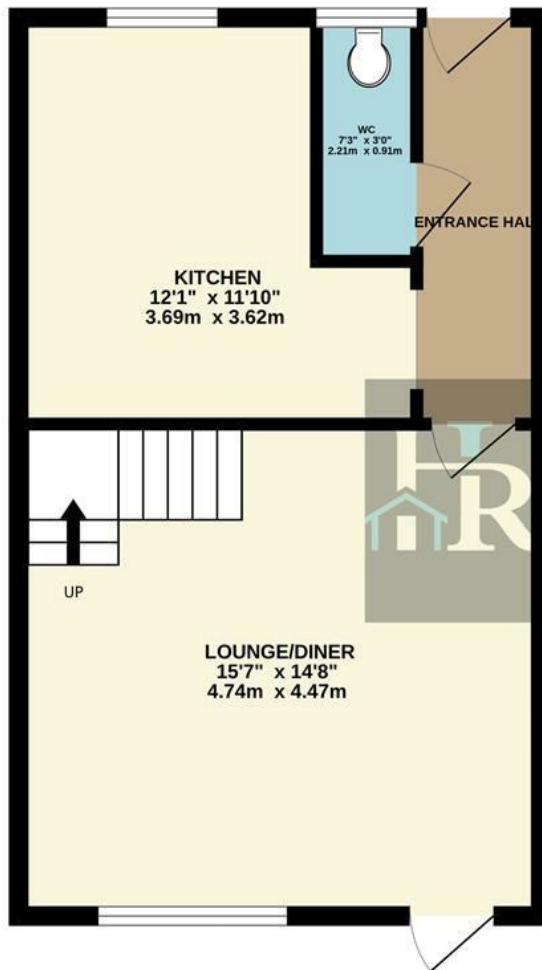


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales		
EU Directive 2002/91/EC		

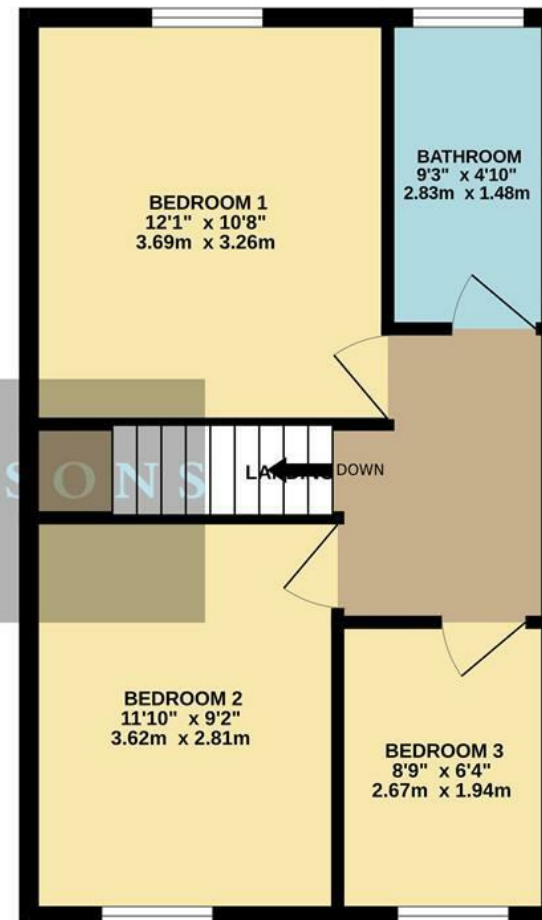
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Harrisons Reeve Harrisons Reeve Office
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GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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