



## 59 Roosevelt Avenue

Chatham ME5 0HS

**Offers Around £350,000**

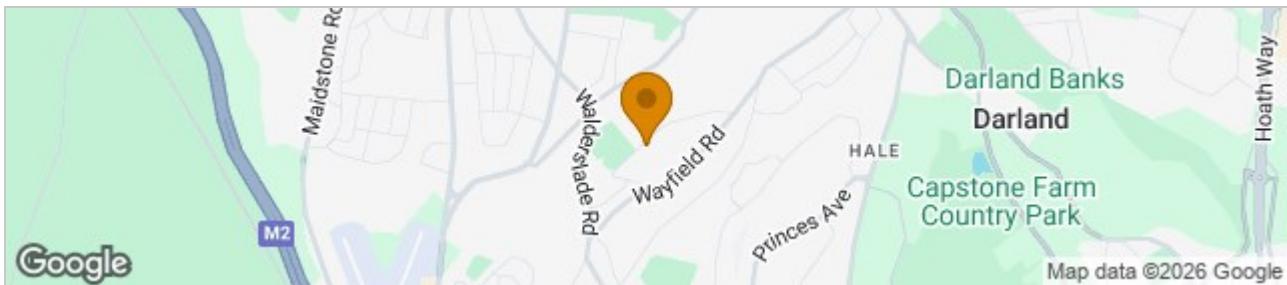


OFFERS AROUND £350,000

Nestled on Roosevelt Avenue in the charming town of Chatham, this delightful 3 bedroom mid-terrace house offers a perfect blend of comfort and convenience. Built in 1955, this property spans an impressive 1,001 square feet and features a handy porch and hallway that welcomes you into a warm and inviting home. The ground floor boasts a generous lounge, ideal for relaxation and entertaining, alongside a spacious kitchen/diner that stretches the width of the house. This area is perfect for family meals and gatherings, providing a lovely space to create lasting memories. Upstairs, you will find three well-proportioned bedrooms with fitted wardrobes, ensuring ample space for family or guests. The first-floor shower room adds to the practicality of the home, making daily routines a breeze. One of the standout features of this property is the large rear garden, designed for easy maintenance with its patio and decking areas. The garden is tiered and levelled, allowing for each section to be easily usable, whether for gardening, play, or simply enjoying the outdoors. Additional benefits include two brick-built sheds, providing ample storage for your gardening tools or outdoor equipment. The property falls under council tax band B, making it an economical choice for potential buyers or renters. Conveniently located, this home is close to local schools, shops, and motorway links, making it an ideal choice for families and commuters alike. This property is a wonderful opportunity to secure a comfortable and well-located home in Chatham.



## Area Map



## Floor Plans

**Ground Floor Building 1**

**Floor 1 Building 1**

Approximate total area<sup>(1)</sup>  
934 ft<sup>2</sup>  
87 m<sup>2</sup>

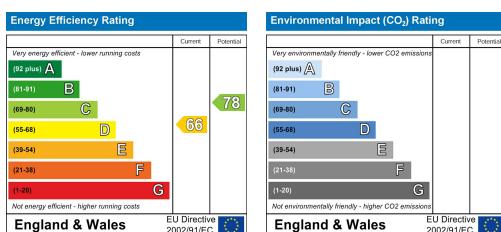
**Ground Floor Building 2**

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.