



# 45 Settington Avenue

Chatham ME5 0AG

**Guide Price £260,000**



GUIDE PRICE £260,000- £270,000

Situated on Settington Avenue in Chatham, this semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property is in need of renovation works but on completion we believe this will make the ideal home. Spanning a comfortable amount of square feet, the property boasts a spacious lounge/diner, perfect for entertaining or relaxing with family. The fitted kitchen is both functional and inviting, making meal preparation a delight. The first floor features two generously sized double bedrooms, providing ample space for rest and relaxation. A well-appointed family bathroom completes this level, ensuring convenience for all residents. The property is offered with no forward chain, allowing for a smooth and swift transition into your new home. Externally, the low-maintenance rear garden offers a peaceful retreat, ideal for enjoying the outdoors without the burden of extensive upkeep. Additionally, the driveway at the front accommodates parking for two vehicles, a valuable asset in this area. From the rear of the property, you can take in lovely views of the Darland Banks, adding to the charm of this delightful home. Situated close to essential amenities, including schools, shops, and bus routes, this property is perfectly positioned for modern living. With an EPC rating of D and a council tax band of B, this home is not only practical but also economical. This semi-detached house on Settington Avenue is a wonderful opportunity to create lasting memories in a vibrant community.



## Area Map



## Floor Plans

**Ground Floor**

**Floor 1**

**Approximate total area<sup>m</sup>**

718 ft<sup>2</sup>  
66.8 m<sup>2</sup>

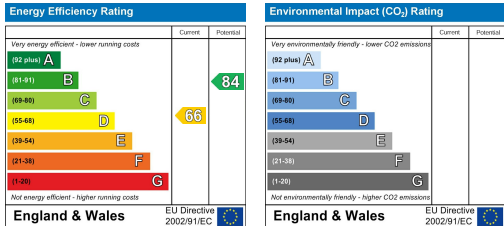
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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



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