



**Guide Price**  
**£250,000**

**Freehold**

3x  1x  1x 

**Great South Avenue,  
Chatham, Kent, ME4**

*Wards*  
Helping you move forwards

## Main features

- End of terrace house with spacious kitchen/diner
- Conservatory added to the rear
- Great opportunity for someone wanting to add their own stamp
- Perfect purchase for a first time buyer or investor
- Ideal location due to walking distance to local amenities, good schools and transport links

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 14'6 x 11'6 (4.42m x 3.51m)

Kitchen: 14'9 x 9'6 (4.50m x 2.90m)

Conservatory: 11'10 x 8'5 (3.61m x 2.57m)

Bathroom

### OUTSIDE

Front Garden

Hardstand

Rear Garden

Outbuilding

### FIRST FLOOR

Landing

Bedroom 1: 11'10 x 11'4 (3.61m x 3.46m)

Bedroom 2: 12'9 x 8'2 (3.89m x 2.49m)

Bedroom 3: 9'8 x 6'6 (2.95m x 1.98m)



### Nearest Schools

Primary Schools: Phoenix Junior Academy 0.3 miles, Balfour Junior School 0.5 miles, New Road School and Nursery Unit 0.6 miles

Secondary Schools: Victory Academy 0.1 miles, Chatham South School 0.4 miles, Holcombe Grammar School 0.4 miles



### Transport Information

Train Stations: Chatham 0.8 miles, Rochester 1.3 miles, Gillingham 1.5 miles



### Address

Great South Avenue, Chatham, Kent, ME4



### Directions

For directions to this property please contact us.

Call Chatham - 01634 841243 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



10435971/20260121/RW/RC