

## 284 Castle Road, Chatham, ME4 5JA By Auction £190,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

**CHAIN FREE. 3 BEDROOMS.** Nestled in the heart of Chatham on the charming Castle Road, this delightful mid-terrace house offers a wonderful opportunity for families and first-time buyers alike. With its period features and a central location, this property is both inviting and practical.

The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. The white fitted kitchen is bright and functional, providing an ideal space for culinary adventures. A convenient downstairs bathroom adds to the practicality of the home, making daily routines effortless.

Upstairs, you will find three well-proportioned bedrooms, with the third bedroom located off the second. This layout is perfect for a growing family or those needing a home office. The property is chain-free, allowing for a smooth transition into your new home.

Situated within walking distance to local schools, this residence is ideal for families with children. The surrounding area offers a blend of convenience and community, making it a desirable place to live. Additionally, the property falls under council tax band B, ensuring manageable living costs.

This charming home on Castle Road is waiting for new owners. Don't miss the chance to make it your own.

### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

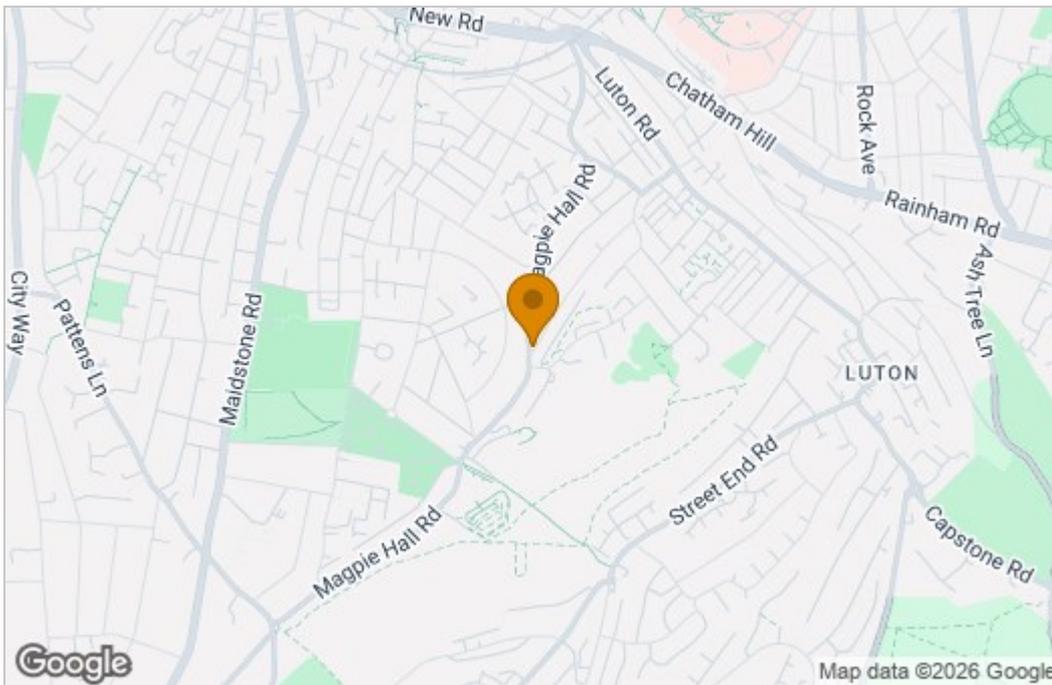
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

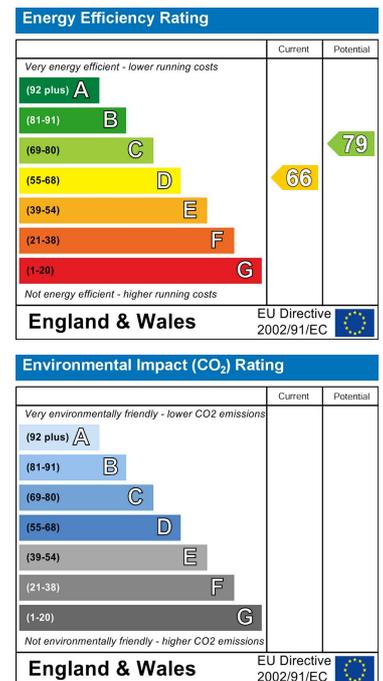
## Floor Plan



## Area Map



## 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 appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.

159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: [justine@medwaymortgageshop.co.uk](mailto:justine@medwaymortgageshop.co.uk) <https://www.medwaymortgageshop.co.uk>