



## 54 Savage Road

Chatham, Kent, ME5 8DZ

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented two bedroom mid-terrace house with NO ONGOING CHAIN. Situated in a sought-after Chatham location, this lovely family home boasts a spacious lounge/dining room, a good size garden, and the enviable additional benefit of a garage to the rear.

The layout briefly comprises of: Useful entrance hall into the lounge/dining room and kitchenette, stairs up to the first floor giving access to two good size bedrooms and bathroom W/C.

The property is conveniently located close to local schools, leisure and shopping amenities, and all A2/M2 road links and bus services. Whether you are a first-time buyer or looking to downsize, this fantastic property is ready to move into and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade C. Council Tax Band B.

**Offers In The Region Of £230,000**

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- IDEAL FIRST PURCHASE/INVESTMENT OPPORTUNITY
- GARAGE TO REAR
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND B / FREEHOLD
- TWO BEDROOMS
- DOUBLE GLAZING
- NO CHAIN
- LOUNGE/DINING ROOM
- GAS CENTRAL HEATING
- EPC GRADE C

## Entrance Hall

## Kitchen Area

7'10" x 5'4" (2.40 x 1.63)

## Lounge/Dining Room

15'3" x 11'6" (4.67 x 3.53)

## First Floor Landing

## Bedroom

11'5" x 8'2" (3.5 x 2.49)

## Bedroom

8'2" x 7'4" (2.51 x 2.24)

## Bathroom W/C

5'10" x 5'6" (1.8 x 1.7)

## Rear Garden

Rear access to Garage.

## Garage

To rear.

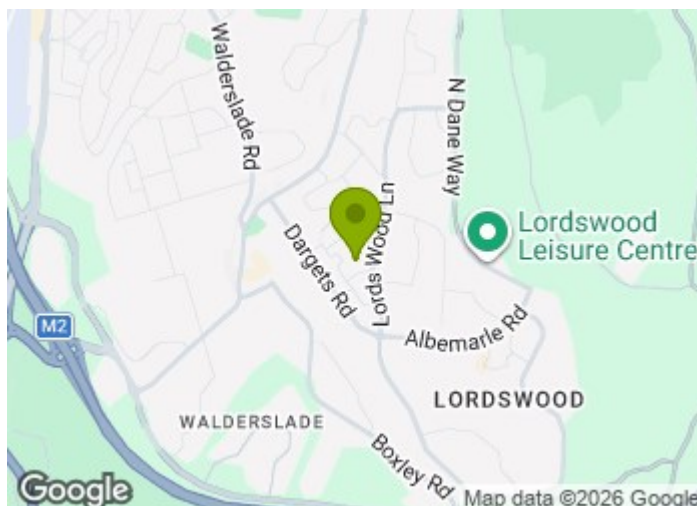
## Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers

only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

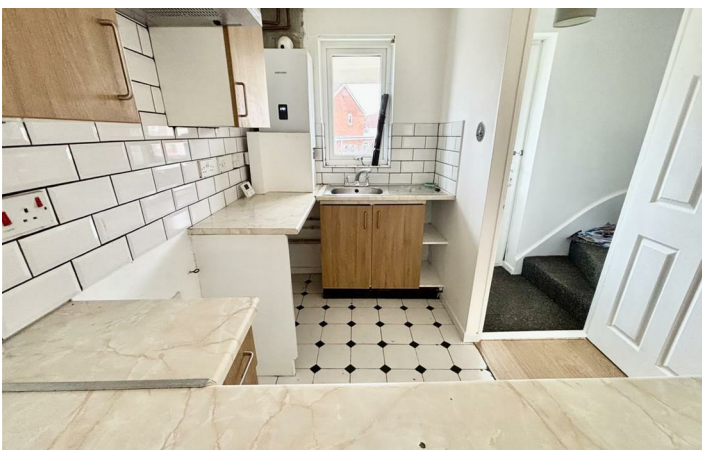
## Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



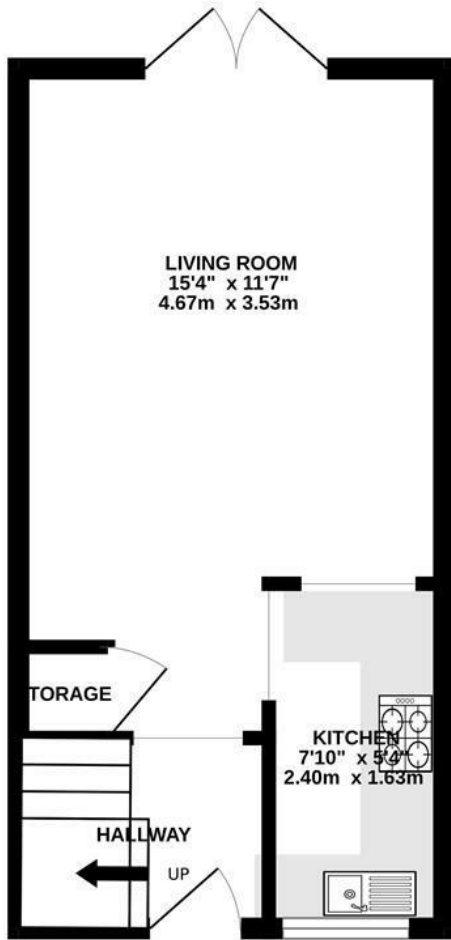
## Directions

Tel: 01634730672

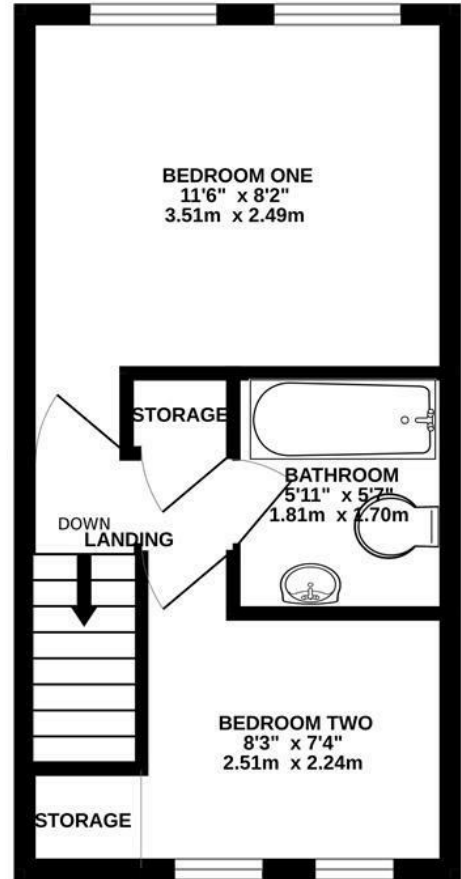




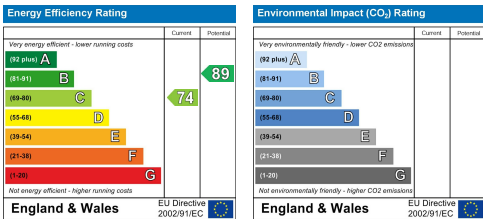
GROUND FLOOR



1ST FLOOR



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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