



# Ingle Road

Chatham | ME4 5SD



REAL ESTATE

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# Ingle Road , Chatham, ME4 5SD

CR Real Estate are pleased to offer for sale with no onward chain this three double bedroom mid-terraced house in the popular Medway town of Chatham.

This property is an ideal first-time buy or investment opportunity, and has fantastic potential and appeal with the spacious living accommodation offered and the locality of the area.

Set over two floors, this property offers flexible and versatile living accommodation throughout; the ground floor comprises of a sizeable lounge to the front of the home, separate dining room which offers access to the rear garden, kitchen, and family bathroom. The first floor offers three double bedrooms and access to the loft space. Externally, the home offers a well sized paved and low maintenance rear garden.

Ingle Road is situated within a 10 minute walk from Chatham train station which offers links to the surrounding areas and a high-speed service into London. This property is also close by to a variety of local amenities, shops and schools including, St John Fisher Catholic School, Greenvale Primary School, Balfour Junior Academy, St John Fisher Catholic Comprehensive School, and Fort Pitt Grammar School For Girls. Additionally, this property is 15 minutes' drive away from Medway Maritime Hospital, and a short distance from The University of Greenwich Medway Campus for those who are studying.

£230,000



## Lounge

13'4 x 13'2 (4.06m x 4.01m)

## Dining Room

10'6 x 10'0 (3.20m x 3.05m)

## Kitchen

10'2 x 7'11 (3.10m x 2.41m)

## Bathroom

8'9 x 7'3 (2.67m x 2.21m)

## Bedroom

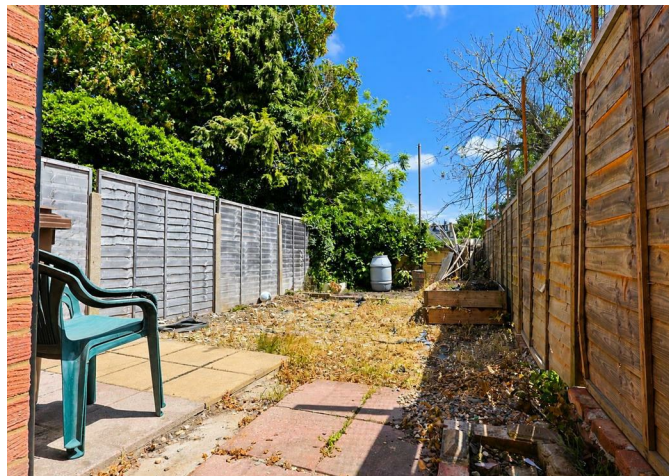
13'4 x 9'10 (4.06m x 3.00m)

## Bedroom

13'4 x 8'2 (4.06m x 2.49m)

## Bedroom

10'2 x 7'11 (3.10m x 2.41m)





Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	74
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.