



## 3A Cottall Avenue

Chatham, ME4 6HG

GREENLEAF PROPERTY SERVICES are delighted to introduce this immaculately presented three bedroom mid-terrace house to the market which would ideally suit a first time buyer looking to get their foot on the housing ladder, or indeed a great addition to any investment portfolio.

The layout briefly consists of: Entrance, lounge/dining room, modern fitted kitchen, bathroom W/C and conservatory. To the first floor there are three good size bedrooms. Benefits include a good size rear garden, double glazing and gas central heating.

Conveniently located close to the town, bus stops and all shopping and leisure facilities, the station with fast trains to London, A2/M2/M20 road links, and well regarded schools for all age groups are all close by, whilst the Medway Hospital and the historic Rochester High Street are just a short drive away. We recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade D. Council Tax Band B

**Offers In The Region Of £275,000**

# 3A Cottall Avenue

Chatham, ME4 6HG



- IDEAL FIRST PURCHASE
- MODERN KITCHEN & BATHROOM W/C
- POPULAR RESIDENTIAL LOCATION
- COUNCIL TAX BAND B
- THREE BEDROOMS
- CONSERVATORY
- A MUST TO VIEW!
- LOUNGE/DINING ROOM
- IMMACULATELY PRESENTED
- EPC GRADE D

## Entrance Hall

## Lounge/Dining Room

16'5" x 11'3" (5.01 x 3.44)

## Kitchen

9'0" x 8'3" (2.76 x 2.52)

## Bathroom W/C

9'0" x 5'6" (2.76 x 1.68)

## Conservatory

10'4" x 9'1" (3.16 x 2.77)

## First Floor Landing

## Bedroom

13'10" x 11'3" (4.23 x 3.43)

## Bedroom

12'3" x 6'11" (3.74 x 2.11)

## Bedroom

9'0" x 6'10" (2.76 x 2.1)

## Rear Garden

Enclosed.

## 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.

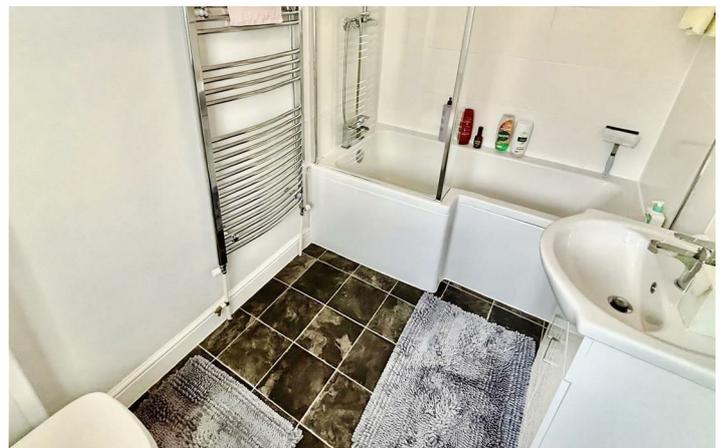
## Agents Note

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.



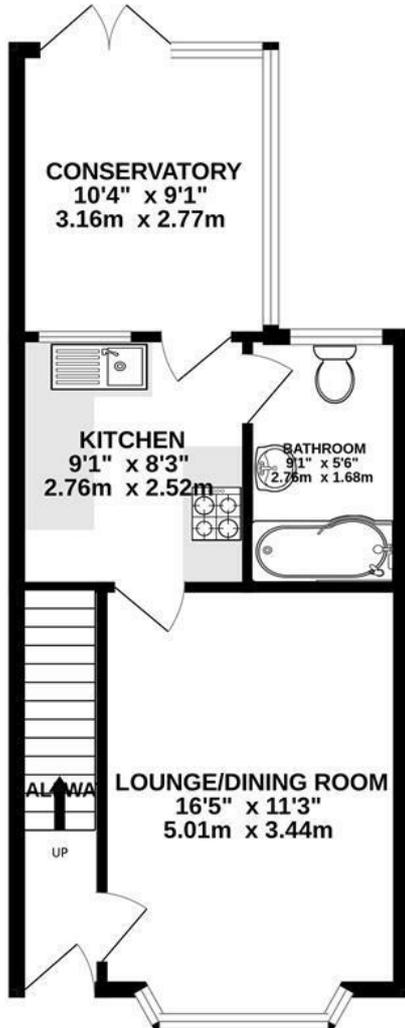
## Directions

Tel: 01634730672

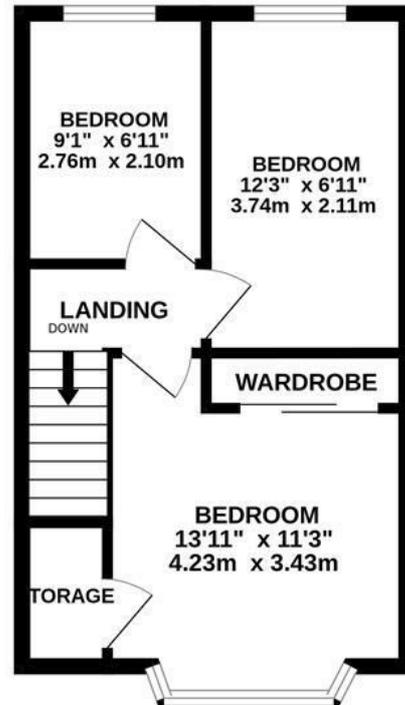




GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

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

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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.