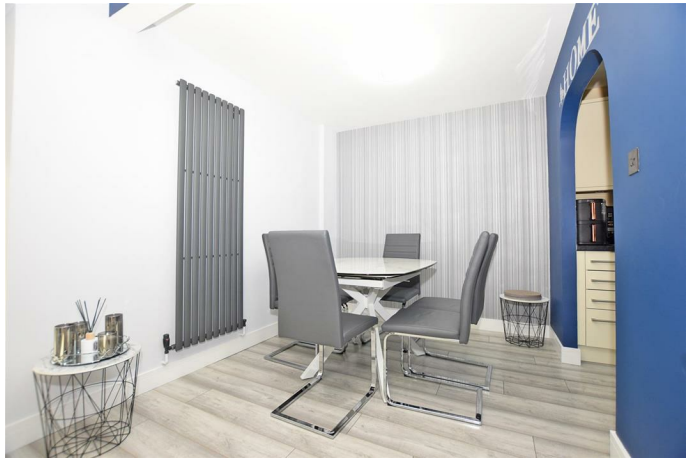
01634 379 799
www.harrisonsreeve.com



8, Gorse Avenue, , ME5 0UQ
£320,000

- THREE BEDROOM END OF TERRACE HOME
- DRIVEWAY FOR SEVERAL VEHICLES
- WORKSHOP
- EXTENDED TO REAR
- MODERN FINISH THROUGHOUT
- CLOSE TO SCHOOLS & AMENITIES
- DOWNSTAIRS BEDROOM
- PRIVATE SIDE ACCESS
- CTAX BAND: B
- EPC RATING: Awaited

Nestled in the desirable area of Gorse Avenue, this charming end-terrace house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a modern bathroom, ensuring convenience for daily routines. The moderately decorated interiors create a welcoming atmosphere, allowing you to easily add your personal touch.

One of the standout features of this home is the driveway, which accommodates several vehicles, providing off-road parking in a location where this is often a premium. Additionally, the side access leads to a practical workshop, perfect for those who enjoy DIY projects or require extra storage space.

Families will appreciate the proximity to local schools, making the morning school run a breeze. This property is not just a house; it is a place where memories can be made. With its blend of functionality and comfort, this end-terrace home on Gorse Avenue is a must-see for anyone looking to settle in Chatham.

EPC Rating: Awaited.

Porch
4'11" x 3'9" (1.52m x 1.15m)

Entrance Hall
9'10" x 5'9" (3.00 x 1.76m)

Kitchen
8'2" x 11'1" (2.49m x 3.40m)

Lounge/Diner
18'0" x 13'1" (widest points) (5.51m x 4.00m (widest points))

Sitting Area
8'11" x 11'0" (2.74m x 3.37m)

Landing
13'1" x 2'11" (4.00m x 0.89m)

Bedroom 1
9'11" x 13'1" (3.03m x 4.01m)

Bedroom 2
7'6" x 13'1" (2.31m x 4.01m)

Bedroom 3
8'7" x 11'0" (2.62m x 3.37m)

W C
5'10" x 2'6" (1.78m x 0.78m)

Shower Room
5'0" x 5'4" (1.54m x 1.65m)

Garden

Workshop
19'10" x 8'3" (6.06m x 2.54m)

Driveway

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

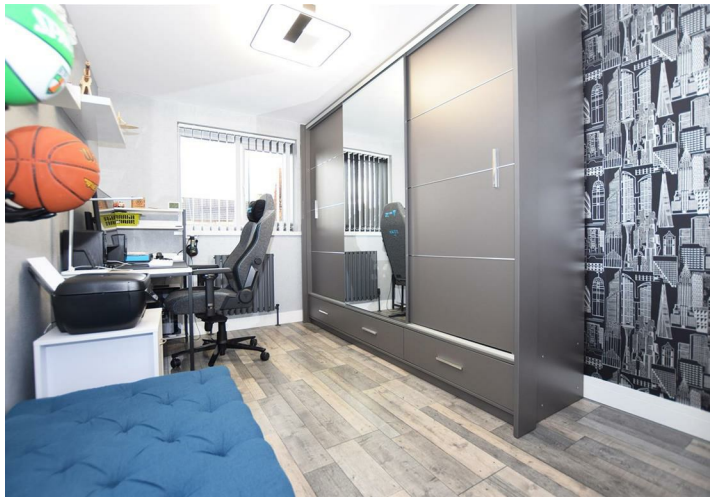
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

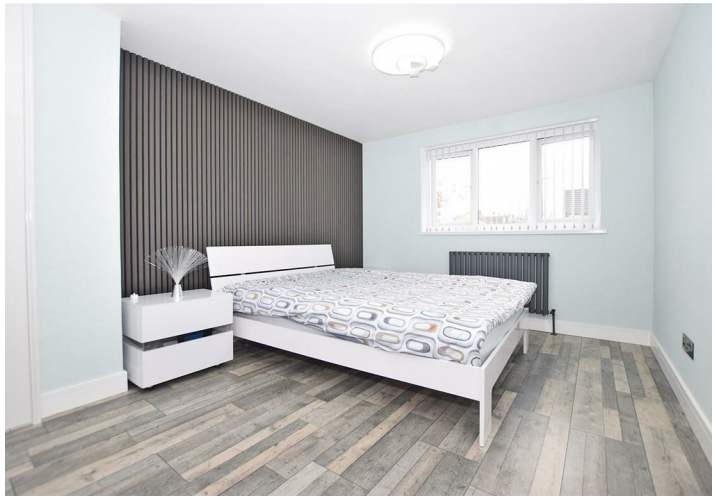
Viewing
Please read the letter attached.

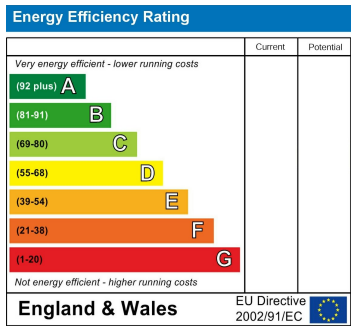
Kind regards,

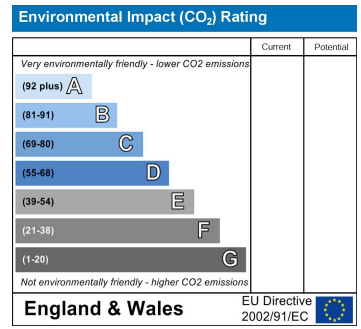
NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.









Harrisons Reeve Harrisons Reeve Office
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medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
731 sq.ft. (68.0 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.

HARRISONS REEVE

TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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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The Property Ombudsman