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27 Chart Place

• Rainham

Price: Offers Over £325,000



27, Chart Place, , ME8 0LN
Offers Over £325,000

- SOLD (STC) BY HARRISONS REEVE
- THREE BEDROOM TERRACE HOME
- GARAGE & DRIVEWAY
- DOWNSTAIRS WC
- SOUGHT AFTER WIGMORE LOCATION
- IN NEED OF MODERNISATION
- SOUTH FACING REAR GARDEN
- CHAIN FREE
- CTAX BAND: C
- EPC RATING: D

Charming terraced home located in the desirable area of Chart Place, Wigmore. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The house features a convenient downstairs WC, adding to the practicality of the layout. The main bathroom is well-appointed, ensuring comfort for all residents. One of the standout features of this property is the south-facing rear garden, which offers a lovely outdoor space to enjoy sunshine throughout the day. It is perfect for gardening enthusiasts or for children to play in a safe environment.

For those with vehicles, the property includes parking for up to three vehicles, along with a garage and a driveway, providing ample space for your cars and additional storage needs. The chain-free status of this home allows for a smooth and straightforward purchasing process, making it an attractive option for prospective buyers.

Situated in a friendly neighbourhood, this terraced house is close to local amenities, schools, and transport links, ensuring convenience for everyday living. This property presents a wonderful opportunity to create lasting memories in a lovely home. Do not miss the chance to view this delightful residence in Wigmore.

EPC Rating: D

Entrance Hall
7'8" x 5'2" (2.34m x 1.60m)

Downstairs WC
3'3" x 5'3" (1.01m x 1.61m)

Lounge/Diner
14'10" x 18'0" (widest points) (4.53m x 5.51m (widest points))

Kitchen
8'9" x 11'4" (widest points) (2.68m x 3.46m (widest points))

Bedroom 1
10'5" x 10'7" (3.18m x 3.23m)

Bedroom 2
10'5" x 8'10" (3.18m x 2.70m)

Bedroom 3
9'1" x 7'6" (2.77m x 2.29m)

Shower Room
9'0" x 5'0" (2.76m x 1.54m)

Garden

Driveway

Garage
8'0" x 16'7" (2.45m x 5.08m)

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	63	
England & Wales		
EU Directive 2002/91/EC		

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

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GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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