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www.harrisonsreeve.com

20 Queens Road

• Chatham

Price: Offers In Excess Of £200,000

20, Queens Road, , ME5 7JS
Offers In Excess Of £200,000

- THREE STOREY, TWO BEDROOM TOWN HOUSE IN CHATHAM LOCATION
- NO ONWARD CHAIN!!
- 2 RECEPTION ROOMS TO THE GROUND FLOOR
- RECEPTION ROOM/BEDROOM/FAMILY ROOM, KITCHEN/BREAKFAST ROOM AND BATHROOM TO LOWER GROUND FLOOR
- TIERED REAR GARDEN OF APPROX. 60' IN DEPTH
- PERFECT FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY
- EPC RATING "D"; MEDWAY COUNCIL TAX BAND "B"

Situated on Queens Road in Chatham, this delightful terraced house offers a perfect blend of character and modern living. Built in 1900, the property boasts a generous 1,055 square feet of well-designed space, making it an ideal home for families or professionals seeking comfort and convenience.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout provides a warm and welcoming atmosphere, with ample natural light flowing through the windows. The two bedrooms are well-proportioned, offering a peaceful retreat for rest and relaxation.

The property features a well-appointed bathroom, ensuring all your daily needs are met with ease.

Externally, the property benefits from a sunny and well maintained rear garden of approx. 60' in depth.

Queens Road is conveniently located, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those who wish to explore the vibrant community of Chatham. This charming home is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with a rich history. Don't miss the chance to make this lovely property your own.

Lounge
11'5" x 10'5" (3.50 x 3.20)
Double glazed window to front, radiator,

Reception Room
11'1" x 11'3" (3.40 x 3.45)
Double glazed window to rear, radiator,

1st FLOOR

Bedroom 1
11'3" x 10'3" (3.45 x 3.14)
Double glazed window to front, radiator

Bedroom 2
11'1" x 11'4" (3.40 x 3.47)
Double glazed window to rear, radiator

LOWER GROUND FLOOR

Family Room
11'6" x 10'4" (3.53 x 3.16)
Double glazed window to front, radiator/reception

Kitchen
11'2" x 11'2" (3.42 x 3.41)
Double glazed window to rear, radiator. Modern fitted kitchen comprising base and eye level units.

Bathroom
4'9" x 6'4" (1.45 x 1.95)

Garden
Mainly laid to lawn with a tiered decking seating area, outdoor electrics box, outside tap.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

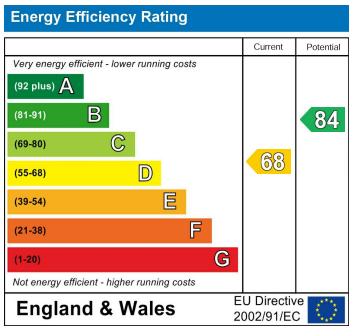
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

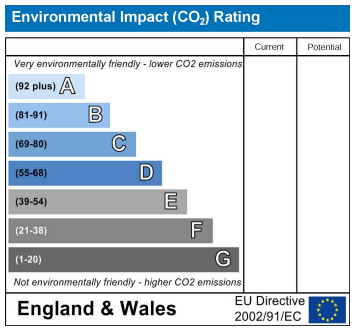
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs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

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

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.

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.





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BASEMENT LEVEL
301 sq.ft. (27.9 sq.m.) approx.

GROUND FLOOR
267 sq.ft. (24.8 sq.m.) approx.

1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.

HARRISONS REEVE

TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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