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www.harrisonsreeve.com



29 Edinburgh Road

• Chatham

Price: £180,000



29, Edinburgh Road, , ME4 5BY
£180,000

- 2 BEDROOM TERRACE HOUSE
- RE-FURBISHMENT PROJECT
- NO ONWARD CHAIN!
- CENTRAL CHATHAM LOCATION
- WALKING DISTANCE OF LUTON PRIMARY & INFANTS SCHOOLS
- DOWNSTAIRS WC & UPSTAIRS BATHROOM
- APPROX. 60' REAR GARDEN
- EPC RATING "E", MEDWAY COUNCIL TAX BAND "B"

Nestled in Edinburgh Road in Chatham, this terraced house offers a perfect opportunity to put your own stamp and ideas forward. Spanning an inviting 753 square feet, the property features a well-proportioned open plan reception room, ideal for both relaxation and entertaining guests.

The house boasts two spacious bedrooms, providing ample space for a small family or professionals seeking a comfortable living environment. The property currently offers a downstairs WC and upstairs bathroom (minus the WC).

With its prime location, residents will enjoy easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This property presents a wonderful opportunity for first-time buyers or investors alike, offering a charming home in a sought-after area. Don't miss the chance to make this lovely house your own.

Lounge/Diner

23'1" max x 12'2" (7.05m max x 3.73m)
Window to front, window to rear. Staircase to first floor.

Kitchen

9'9" x 7'2" (2.98m x 2.19m)
Window to side. Door to rear garden. Wall mounted boiler.

Lobby

WC

Low level WC and pedestal wash hand basin. Window to rear.

Landing

Bedroom 1

12'2" inc wardrobes x 9'11" (3.73m inc wardrobes x 3.03m)
Window to front, built in wardrobes.

Bedroom 2

12'2" x 9'10" (3.73m x 3.01m)
Window to rear. Built in cupboard. Door to:

Bathroom

9'10" x 7'2" (3.00m x 2.19m)
Window to rear Panelled bath.

Exterior

Rear Garden

Approx. 60 in depth laid to paved patio. Fenced to boundaries.

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.

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.

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

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.



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		
	48	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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