

01634 379 799

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12 Port Close

• Chatham

Price: Offers In Excess Of £325,000



12, Port Close, , ME5 8DU
Offers In Excess Of £325,000

- 3 BEDROOM SEMI DETACHED HOUSE IN LORDSWOOD CUL-DE-SAC LOCATION
- LOUNGE/DINING ROOM & SEPARATE MODERN FITTED KITCHEN
- GARAGE
- WELL PROPORTIONED ACCOMMODATION OCCUPYING APPROX. 812 SQ FT
- ATTRACTIVE, TIERED, LOW MAINTENANCE REAR GARDEN OF APPROX 30' IN DEPTH
- CONVENIENTLY POSITIONED FOR ACCESS TO ADMIRALS WALK SHOPPING PARADE, AND LORDSWOOD PRIMARY SCHOOL
- EPC RATING "D" MEDWAY COUNCIL TAX BAND "C"
- PROVIDING GOOD ACCESS TO MAIN ROAD AND MOTORWAY CONNECTONS
- POTENTIAL FOR DRIVEWAY TO FRONT, SUBJECT TO REQUIRED CONSENTS

Nestled in the charming area of Port Close, Chatham, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a conveniently located shower room, designed to cater to the needs of modern living. With its practical layout, this home offers both comfort and functionality, making it an ideal choice for those seeking a blend of style and convenience.

Additionally, the property includes parking for one vehicle, ensuring that you have a secure space for your car. The surrounding area of Chatham is known for its vibrant community and excellent local amenities, including shops, schools, and parks, all within easy reach.

This semi-detached house in Port Close is not just a place to live; it is a place to create lasting memories. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Entrance Hall
Composite entrance door, stair case to first floor, radiator.

Lounge/Diner
24'0" x 11'1" red to 9'0" (7.32m x 3.40m red to 2.75m)
Double glazed window to front, Double glazed sliding patio door to rear garden. Radiator.

Kitchen
10'9" x 8'6" (3.29m x 2.60m)
Double glazed French doors to rear garden, double glazed window to side. Modern white high gloss fitted kitchen comprising base and eye level units. Built in electric oven and hob. Integrated fridge and freezer.

Landing
Double glazed window to side. Built in storage cupboard.

Bedroom 1
12'10" x 10'4" plus door recess (3.92m x 3.16m plus door recess)
Double glazed window to front, radiator.

Bedroom 2
11'4" x 8'6" (3.47m x 2.61m)
Double glazed window to rear, radiator, built in wardrobes.

Bedroom 3
7'6" x 7'5" (2.31m x 2.27m)
Double glazed window to front, radiator.

Shower Room
Frosted double glazed window to front. White comprising walk in shower low level WC and vanity unit with inset sink unit.

Exterior
Landscaped, tiered, rear garden of approx. 30' in depth mainly laid to patio, lawn and raised flower beds. Fenced and walled to boundaries.

Driveway
Shared driveway providing access to garage.

Garage
Metal up and over door.

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.

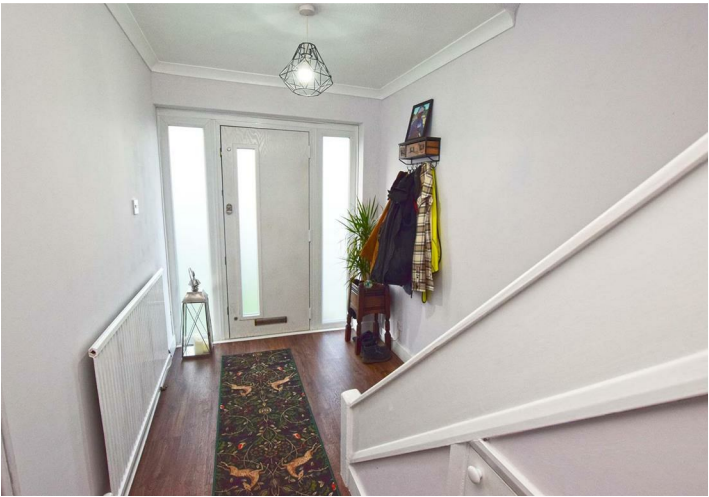
Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

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

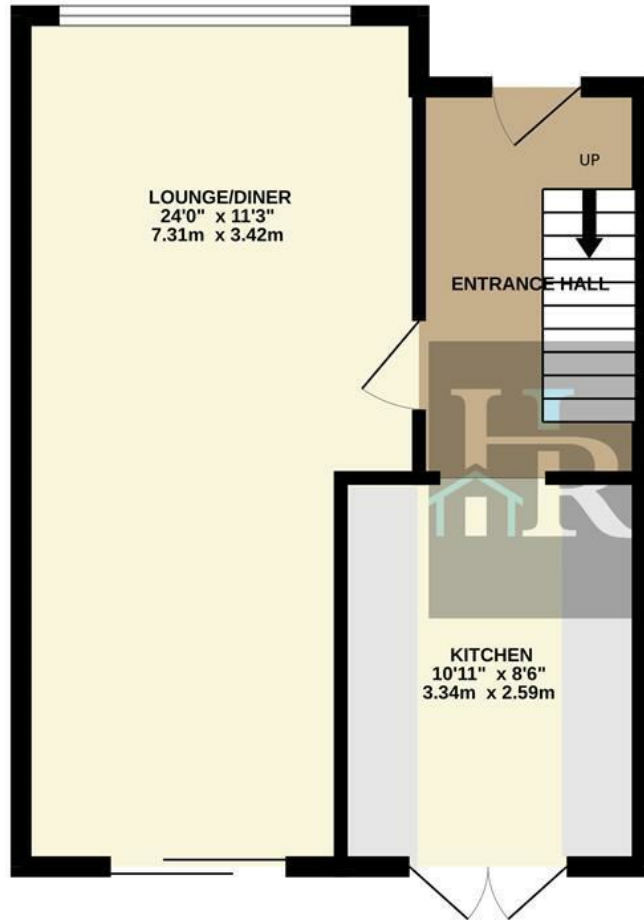
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

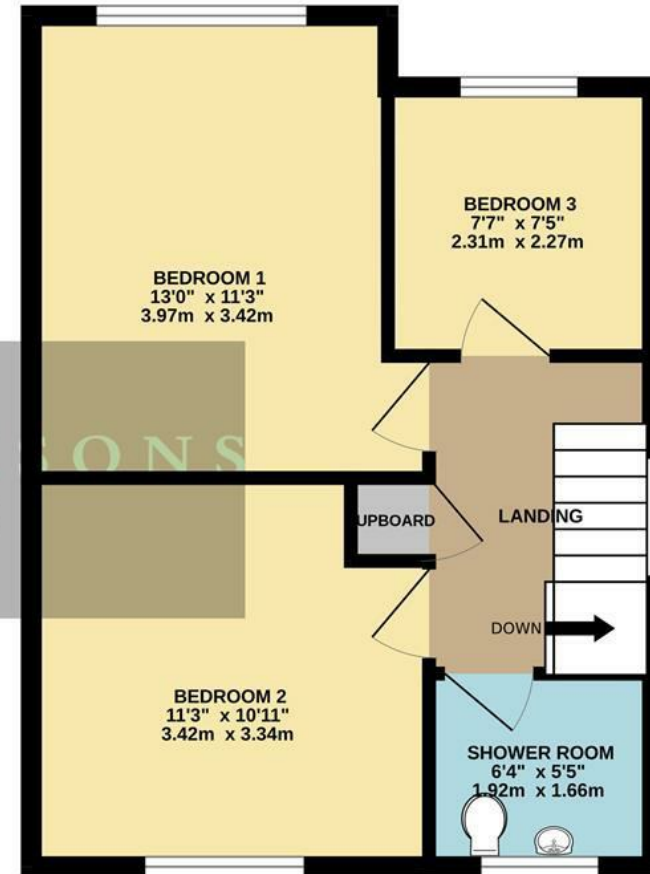
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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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