



## 217 Lodgehill Lane, Chattenden, Kent, ME3 8NP

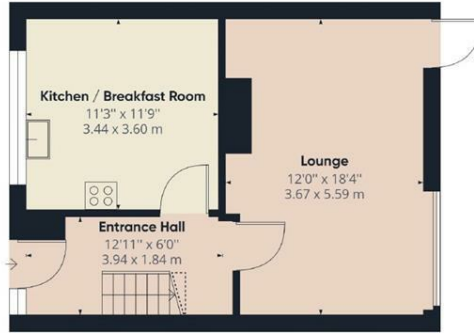
**\*3 DOUBLE BEDROOMS\*\*ALLOCATED PARKING\*\*REAR GARDEN\*\*VILLAGE LOCATION.**

Dont delay in booking your internal viewing for this 3 bedroom end of terrace house in the Village of Chattenden. The property boasts three double bedrooms with a good size lounge and kitchen and we believe this would make an ideal family home.

Internal accommodation comprises entrance hall, kitchen/breakfast room, and lounge diner. To the first floor there are three bedrooms and a family bathroom. Added benefits include gas central heating, double-glazed windows front and rear gardens and allocated parking. Chattenden is a village within the civil parish of Hoo with its own infant and primary school and a community centre. The A2 motorway and Strood town centre are easily accessible via a short drive. Call us now to book a time to view. Council Tax Band B. Lease length granted 994 years, year 2006 until year 3000. Ground rent £17 per month reviewed annually.

- THREE DOUBLE BEDROOMS
- ALLOCATED PARKING
- FRONT GARDEN
- REAR GARDEN
- VILLAGE LOCATION
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- VIEWING ADVISED

**£270,000**



Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
831.36 ft<sup>2</sup>  
77.24 m<sup>2</sup>




Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

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