



# 61 Ingle Road

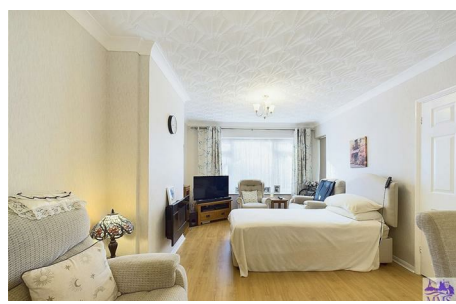
Chatham ME4 5SD

**Asking Price £300,000**



Nestled on Ingle Road in Chatham, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting porch leads into a spacious hallway offering access to the lounge/diner, which is perfect for entertaining guests or enjoying family meals. The fitted kitchen is both practical and stylish, seamlessly connecting to a delightful lean-to-conservatory that floods the space with natural light. The modern shower room, located on the first floor, has been thoughtfully designed to cater to contemporary needs. This home has been meticulously maintained, with significant updates including a recently renewed garage roof and a new house roof at the rear, complete with ridge tile replacement. The boiler, only three years old, ensures efficient heating throughout the property. Outside, the garden features a low-maintenance artificial lawn, installed within the last two years, providing a perfect space for relaxation or play. The property benefits from parking for two vehicles, including the garage via a shared drive, as well as a private driveway at the front.

Situated in a convenient location, this home is close to Chatham town centre and the train station, making commuting a breeze. Families will appreciate the proximity to schools for all ages, including both boys' and girls' grammar schools. With a council tax band of C, this property represents an attractive option for those seeking a well-maintained home in a vibrant community. Don't miss the chance to make this lovely house your new home.



## Area Map



## Floor Plans

<p style="text-align: center;"><b>Ground Floor Building 1</b></p>	<p style="text-align: center;"><b>Floor 1 Building 1</b></p>	<p style="text-align: center;"><b>Approximate total area<sup>®</sup></b> 1015.35 ft<sup>2</sup> 94.33 m<sup>2</sup></p>
<p style="text-align: center;"><b>Ground Floor Building 2</b></p>		

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Graph

