



## 29 Tatler Close

Lordswood ME5 8XH

**Offers Around £280,000**



Nestled in the sought-after area of Tatler Close, Lordswood Chatham, this charming mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Built between 1970 - 1980, the property spans a comfortable 721 square feet and boasts a well-thought-out layout that maximises space and functionality. Upon entering, you are welcomed into a bright entrance hall that leads to a modern fitted kitchen, perfect for culinary enthusiasts. The inviting lounge area provides a warm and relaxing space, ideal for unwinding after a long day. Adjoining the lounge is a delightful conservatory, which floods the home with natural light and offers a lovely view of the rear garden. The first floor features two generously sized double bedrooms, providing ample space for rest and relaxation. A well-appointed bathroom completes the upper level, ensuring convenience for all residents. Externally, the property is complemented by a front garden and a rear garden, offering a private outdoor space for gardening or entertaining. Additionally, there is a garage plus 1 parking space providing room for two vehicles, a rare find in this popular location. With an Energy Performance Certificate (EPC) rating of C and a council tax band of B, this home is not only appealing but also efficient. The combination of its modern amenities and prime location makes this property a perfect starter home for those looking to establish themselves in a vibrant community. Don't miss the chance to make this delightful house your new home.



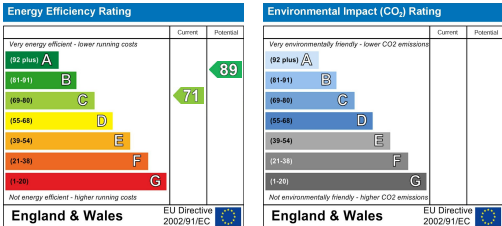
## Area Map



## Floor Plans

<p><b>Ground Floor Building 1</b></p>	<p><b>Floor 1 Building 1</b></p>	<p><b>Approximate total area<sup>®</sup></b> 833.24 ft<sup>2</sup> 77.41 m<sup>2</sup></p>
<p><b>Ground Floor Building 2</b></p>		<p>(1) Excluding balconies and terraces.</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE360</b></p>

## Energy Efficiency Graph



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