



# 21 Beacon Road

Chatham ME5 7BW

**By Auction £240,000**



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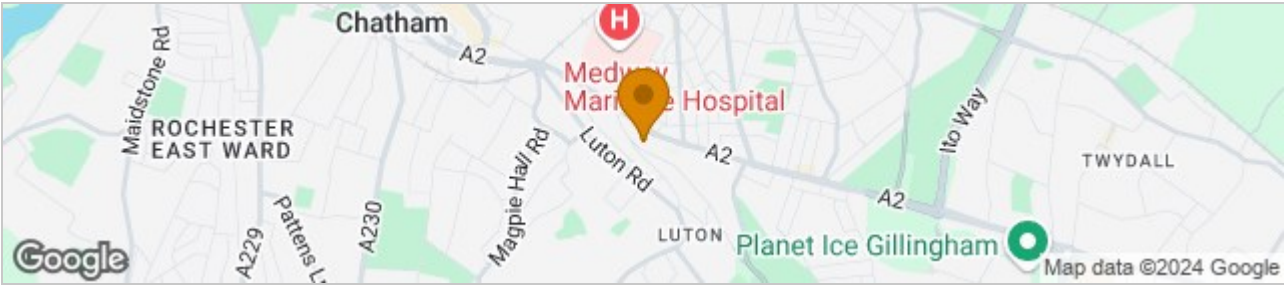
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BEING SOLD VIA SECURE SALE. T&C APPLY, STARTING OFFERS £240,000.

This 871.88 square foot town house spans over three floors, offering comfortable and well-partitioned living spaces. The ground floor showcases a convenient entry porch, a spacious living room with adjoining kitchen, equipped with an integral oven and hob, providing ample room for both entertaining and daily family activities. The first floor comprises of two sizable bedrooms and a separate WC, ensuring personal privacy. The second floor offers a two additional bedrooms and a bathroom furnished with a bathtub, to unwind in after a long day. The rear garden is flat and offers a lawn area with an access gate to the rear where there is parking for two cars or (subject to planning) space for a garage to be added, All in all, this residence featuring FOUR bedrooms is laden with potential and offers a layout that can be tailored to the resident's needs, making it a perfect fit for modern families or shared living. Council tax band C. EPC rating C. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order



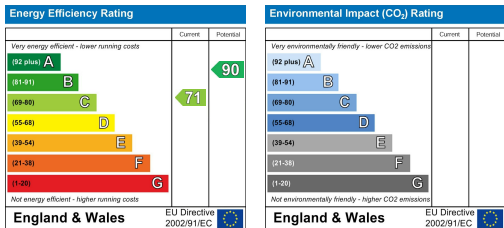
## Area Map



## Floor Plans

<p><b>Ground Floor</b></p>	<p><b>Floor 1</b></p>	<p><b>Approximate total area<sup>99</sup></b> 879.64 ft<sup>2</sup> 81.72 m<sup>2</sup></p> <p><b>Reduced headroom</b> 24.55 ft<sup>2</sup> 2.28 m<sup>2</sup></p>
<p><b>Floor 2</b></p>	<p>Excluding balconies and terraces</p> <p><input type="checkbox"/> Reduced headroom (below 1.5m/4.92ft)</p> <p><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small></p> <p><b>GIRAFFE 360</b></p>	

## Energy Efficiency Graph



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