



# 114 Dale Street

, Chatham, ME4 6QH

**Guide Price £250,000**



**\*\*GUIDE PRICE £250,000 - £260,000. OPEN DAY 8TH OCTOBER CALL TO BOOK YOUR SLOT.**

This three bedroom terrace house is offered for sale, which could make a great first home or investment opportunity and is within walking distance to the Chatham town centre.

The property has two receptions with access to the cellar via the dining room. There is a good size fitted kitchen and the family bathroom to the rear. The home also boasts a cellar which is perfect for storage. To the first floor there are three bedrooms, two of which are doubles, with the third located off of the second. Further benefits include gas central heating and double glazed windows and a nice flat rear garden.

Dale street is within walking distance to Chatham train station and the main town centre offering a range of leading retail shops, coffee bars and a theatre is just a short distance away.

Call us now to book your slot to view. Council tax band B.



**lounge 10'4" x 12'11" (3.17 x 3.96)**

this measurement includes the chimney recess

**dining room 13'0" x 10'6" (3.97 x 3.22)**

this measurement includes the chimney recess

**cellar 10'6" x 13'1" (3.22 x 3.99)**

**kitchen 9'1" x 7'4" (2.77 x 2.24)**

this measurement includes the fitted kitchen

**bathroom 7'1" x 6'8" (2.18 x 2.05)**

this measurement includes the bathroom suite

**bedroom 1 13'1" x 10'4" (3.99 x 3.17)**

**bedroom 2 13'1" x 10'6" (4.00 x 3.22)**

**bedroom 3 3.16 x 2.25 (0.91m.4.88m x 0.61m.7.62m)**

**garden**

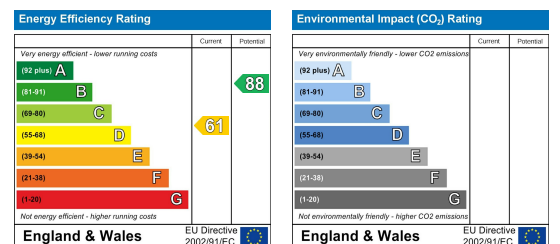
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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