



## 124 Pagitt Street, Chatham, ME4 6RB

**Offers Over £300,000**

\*\*\* OPEN HOUSE SATURDAY 14th MAY 12pm-2pm CALL TO BOOK YOUR SLOT ASAP \*\*\*

\* THREE BEDROOM HOUSE \* NO ONWARD CHAIN \* OFF ROAD PARKING TO FRONT \* GENEROUS REAR GARDEN \* EASY ACCESS TO TOWN AND MAIN LINE STATION.

Move straight into this three bedroom home situated on the borders of Chatham and Rochester, an ideal family home with the huge benefit of off road parking to the front.

This fine home is presented in good decorative order throughout and ideal as a first buy or family home, accommodation comprises.

Entrance door to hallway, stairs to first floor, doors to lounge, dining room and kitchen.

The ground floor offers flexible living accommodation with the lounge being able to be utilised as the dining room and vice versa currently, the dining room is front facing with open fireplace, very bright room with plenty of space for large table if required.

The rear facing lounge overlooks the garden with patio doors flowing nicely onto the patio, very spacious room with feature fire place. the kitchen is also rear facing with range of wall and base units, plenty of laminated work surfaces.

On the first floor are three separate bedrooms and the family bathroom comprising white suite, panelled bath, low level WC and wash basin.

Outside the front provides off road parking and access to entrance door, the rear garden enjoys a lovely sunny aspect, patio area, remainder fairly level plot, mainly laid to lawn.

Pagitt Street is an ideal location with easy access to the town centre with its main line station and excellent shopping facilities, great for commuters with the fast train to central London taking approximately forty five minutes, ample parking by the station if required.

For car commuters, the M2/A2 is a short ten minute drive and you can be heading for London, the M25 or the coast in no time.

**Lounge 12'11 x 12'9 (3.94m x 3.89m)**

**Dining Room 12'11 x 9' (3.94m x 2.74m)**

**Kitchen 9'8 x 7'1 (2.95m x 2.16m)**

**Bedroom One 13'6 x 9'4 (4.11m x 2.84m)**

**Bedroom Two 11'4 x 9'3 (3.45m x 2.82m)**

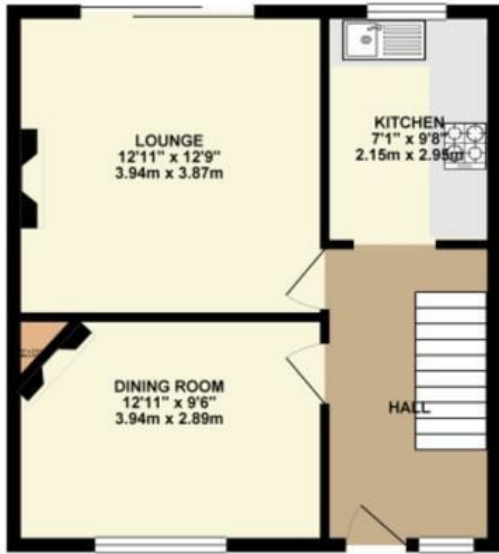
**Bedroom Three 9'6 x 8'8 (2.90m x 2.64m)**

**Garden**

**Parking**

# Floor Plan

GROUND FLOOR 443.26 sq. ft.  
(41.18 sq. m.)



1ST FLOOR 443.26 sq. ft.  
(41.18 sq. m.)



TOTAL FLOOR AREA : 886.53 sq. ft. ( 82.36 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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