



## 8 Cressey Court, Chatham, Kent, ME4 6TW

OPEN DAY 29TH JANUARY CALL FOR YOUR SLOT. STUNNING. IMMACULATE. PRIME LOCATION. NEW MODERN KITCHEN. TWO BEDROOMS. FRESHLY DECORATED THROUGH-OUT. WALKING DISTANCE TO STATION. GARAGE EN-BLOC. CUL-DE-SAC. This is not just a beautifully presented two bedroom house, this is situated in a perfect Cul-De-Sac location with amazing views of the 1897 bandstand that is in the heart of Victoria Gardens. Walking distance to the train station and town centre which is just perfect for the commuter or young family. Accommodation comprises of entrance hall, lounge and kitchen/diner. To the first floor there are two bedrooms and a family bathroom. Benefits include double glazed windows, gas central heating, front and rear garden, allocated parking and a garage en bloc. Do not miss booking your viewing slot as this will not be available for long.

Council Tax Band C

- CUL-DE-SAC LOCATION
- TWO BEDROOMS
- WALKING DISTANCE TO TRAIN STATION
- STUNNING THROUGH-OUT
- MODERN KITCHEN
- FRONT AND REAR GARDEN
- GARAGE EN BLOC
- BEAUTIFUL FIRST HOME
- MOVE IN READY

**£270,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	