



## 33 Emily Road

Walderslade ME5 7LF

**Price Guide £190,000**

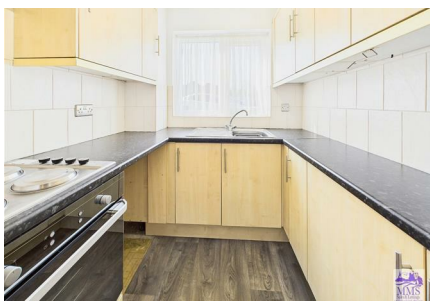


Price Guide £190,000 - £200,000

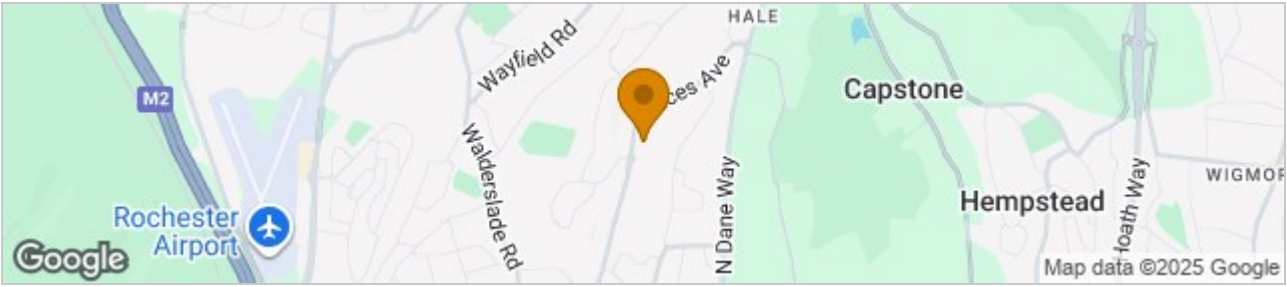
Chain free. Nestled on the charming Emily Road in Walderslade, Chatham, this modern terraced house presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. The single bedroom offers a cosy retreat, while the bathroom is conveniently located to serve both residents and visitors.

One of the standout features of this home is the separate rear garden, providing a delightful outdoor space for gardening, al fresco dining, or simply enjoying the fresh air. Additionally, the property includes a designated parking space, a valuable asset in today's busy world.

This terraced house is not only a comfortable living space but also an ideal investment opportunity, given its location and modern amenities. With its appealing features and potential for growth, this property is sure to attract interest. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home on Emily Road is well worth considering. EPC Rating D. Council Tax Band B



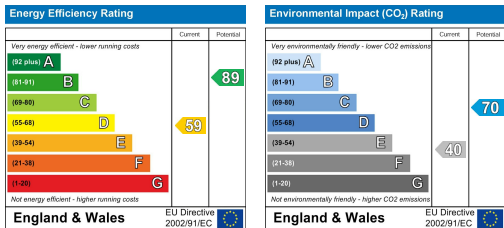
## Area Map



## Floor Plans

<p><b>Ground Floor</b></p>	<p><b>Approximate total area<sup>(1)</sup></b></p> <p>376 ft<sup>2</sup> 35 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>13 ft<sup>2</sup> 1.2 m<sup>2</sup></p>
<p><b>Floor 1</b></p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft/1.5 m</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><small>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</small></p> <p><b>GIRAFFE360</b></p>

## Energy Efficiency Graph



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