



24 Semple Gardens

Chatham, Kent, ME4 6QD

Offering NO CHAIN! GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented two bedroom mid-terrace house to the market which would ideally suit a first time buyer looking to get their foot on the housing ladder, or indeed a great addition to any investment portfolio.

The layout briefly consists of: Entrance, lounge/Dining Room and fitted kitchen.. To the first floor there are two good size bedrooms and family bathroom W/C. Benefits include a good size rear garden, off road parking, double glazing and gas central heating.

Conveniently located close to the town, bus stops and all shopping and leisure facilities, the station with fast trains to London, A2/M2/M20 road links, and well regarded schools for all age groups are all close by, whilst the Medway Hospital and the historic Rochester High Street are just a short drive away. We recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade C. Council Tax Band C.

Offers In The Region Of £250,000

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- NO CHAIN!
- UPSTAIRS BATHROOM W/C
- PRIVATE DEVELOPMENT
- COUNCIL TAX BAND C
- IDEAL FIRST PURCHASE/INVESTMENT
- EASY MAINTANABLE REAR GARDEN
- A MUST TO VIEW
- LOUNGE/DINING ROOM
- ALLOCATED PARKING
- EPC GRADE C

Entrance Hall

6'3" x 3'11" (1.92 x 1.2)

Lounge/Dining Room

25'3" x 11'2" (7.7 x 3.41)

Kitchen

9'10" x 6'7" (3.01 x 2.03)

First floor Landing

Bedroom

14'9" x 10'4" (4.5 x 3.17)

Bedroom

11'8" x 7'7" (3.58 x 2.32)

Bathroom W/C

8'5" x 6'6" (2.59 x 2)

Rear Garden

Good size with patio area.

Allocated parking

for one car to front.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note

We endeavour to make our sales particulars accurate and reliable,

however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Directions

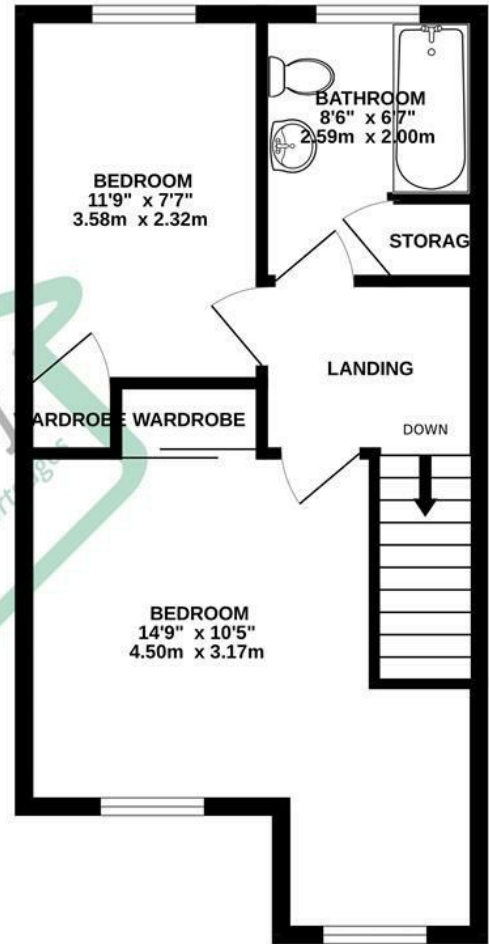
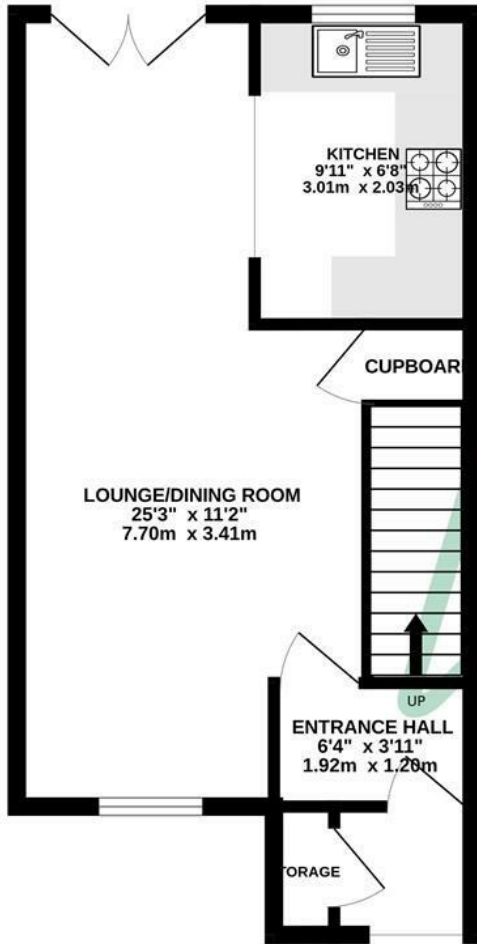
Tel: 01634730672





GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	87	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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