



73 Badger Road

Chatham, ME5 8TY

GREENLEAF PROPERTY SERVICES are delighted to introduce this immaculately presented two bedroom mid-terrace house, which would ideally suit a first time buyer looking to get their foot on the housing ladder. Situated in a sought-after location, this lovely family home boasts a spacious lounge and separate dining room, a good size garden, double glazing and gas central heating.

The layout briefly comprises of: Useful entrance porch, lounge and kitchen/dining room. To the first floor there are two double bedrooms, both with fitted wardrobes and modern fitted bathroom W/C

The property is conveniently located close to local schools, leisure and shopping amenities, and all A2/M2 road links and bus services. Whether you are a first-time buyer or looking to downsize, this fantastic property is ready to move into and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade D. Council Tax Band B.

Offers In The Region Of £275,000

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- IDEAL FIRST PURCHASE
- SPACIOUS LOUNGE
- GOOD SIZE REAR GARDEN
- COUNCIL TAX BAND B
- TWO DOUBLE BEDROOMS
- FIRST FLOOR MODERN BATHROOM W/C
- A MUST TO VIEW!
- KITCHEN/DINING ROOM
- POPULAR RESIDENTIAL LOCATION
- EPC GRADE D

Entrance Porch

6'0" x 3'11" (1.85 x 1.21)

Lounge

15'11" x 12'11" (4.86 x 3.96)

Kitchen/Dining Room

13'0" x 9'8" (3.97 x 2.95)

First Floor Landing

Entrance to Loft.

Bedroom

10'10" x 10'1" (3.31 x 3.09)

Bedroom

10'11" x 8'2" (3.33 x 2.5)

Bathroom W/C

7'2" x 6'5 (2.18m x 1.96m)

Rear Garden

Decked patio area, artificial

grassed area, shed with power and light and rear access.

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.

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.



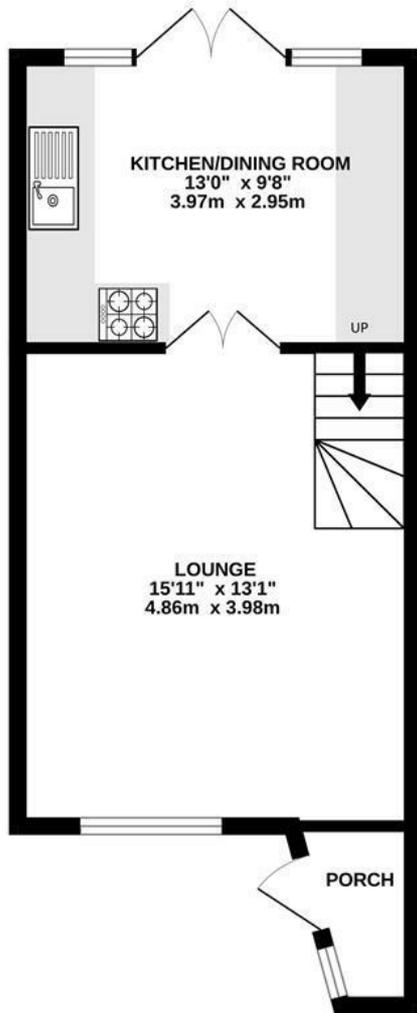
Directions

Tel: 01634730672

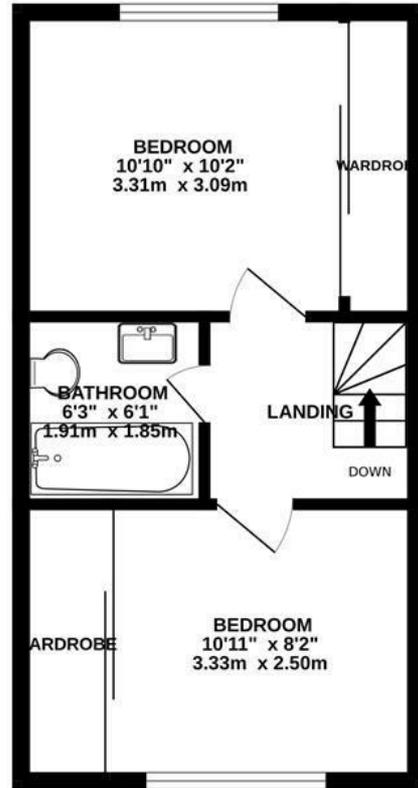




GROUND FLOOR
354 sq.ft. (32.8 sq.m.) approx.

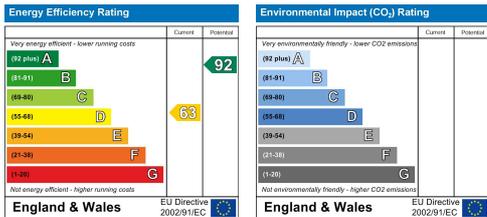


1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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