



## 51 East Street Chatham, Kent, ME4 5NJ

Greenleaf are delighted to offer this recently refurbished two bedroom House in Chatham. Offering two reception rooms, fitted kitchen with oven and hob, ground floor w/c. Access to the cellar. To the first floor are two double bedrooms with the second leading to bathroom. Rear garden, gas central heating and double glazed. Council tax Band B. Close to Chatham town centre and station. Available end Feb.

In order to reserve a property you will be required to pay a holding deposit equivalent to one weeks rent. This will be refunded once checks are complete unless false or misleading information is provided, a Right to Rent check fails or you withdraw from the property. It can, with agreement be put towards the first months rent due along with the five week deposit. If you require any further information just give the team a call or email on [info@greenleaf-property.co.uk](mailto:info@greenleaf-property.co.uk).

Greenleaf are a member of the PRS (property redress scheme) membership number:PRS003992  
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543

**£1,275 Per Month**

# 51 East Street

Chatham, Kent, ME4 5NJ



- MID-TERRACED HOUSE
- SEPARATE LOUNGE AND DINING ROOM
- CLOSE TO STATION WITH FAST TRAINS TO LONDON, AND ALL A2/M2/M20 ROAD LINKS
- 5 WEEK DEPOSIT £1471.15
- TWO BEDROOMS
- CELLAR
- COUNCIL TAX BAND B
- CUL DE SAC LOCATION
- CLOSE TO SCHOOLS, TOWN AND ALL AMENITIES
- HOLDING DEPOSIT £294.23

## Dining Room

12'9" x 11'1" (3.9m x 3.4m)

Front door into dining room, with attractive laminate flooring and neutral decor, feature electric fireplace, window to front, original archway to stairs up to first floor, through to lounge from here.

## Lounge

12'9" x 10'2" (3.9m x 3.1m)

Grey laminate flooring and neutral decor continued, window to rear of property, built-in cupboard, doorway access to cellar, open doorway to kitchen from here.

## Kitchen

10'2" x 7'2" (3.1m x 2.2m)

With laminate flooring, range of white kitchen cupboards to floor and walls

with contrasting work tops, window to side, through to lobby from here.

Potential to update.

## Rear Lobby

6'6" x 2'7" (2.0m x 0.8m)

With laminate flooring, neutral decor, door to garden, door to storage

## Landing

Compact landing with neutral grey carpet and decor, giving access to two double bedrooms, with bathroom off the second.

## Bedroom One

12'9" x 10'5" (3.9m x 3.2m)

Double bedroom with two windows to front of property, built-in wardrobe, neutral grey carpet and decor.

## Bedroom Two

12'9" x 11'1" (3.9m x 3.4m)

Further double bedroom with window to rear of property, built-in wardrobe, neutral carpet and decor, access to bathroom from here.

## Bathroom

10'2" x 7'2" (3.1m x 2.2m)

With white suite consisting of bath, basin and WC, partial white wall tiles to bath area, window to rear, laminate flooring and neutral decor.

## Garden

Hard standing area directly to rear, steps up to good size garden with patio.

## Front of House

Located in cul de sac close to town and all amenities, two bedroom mid-terrace house, step up to front door.



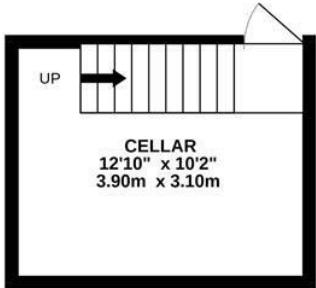
## Directions

Tel: 01634730672





BASEMENT  
131 sq.ft. (12.1 sq.m.) approx.



GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.1 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

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