



67 Grove Road

Chatham, ME4 5HS

GREENLEAF PROPERTY SERVICES are delighted to introduce this mid-terrace house to the market, in a popular residential location in Chatham, Kent, available with NO ONWARD CHAIN. Boasting three good size bedrooms, (with the third off the second), a private rear garden, and a separate lounge and dining room, this family home does need some updating and modernisation throughout, however is close to all local amenities and offers any prospective buyer the opportunity to add your own stamp. Whether you are a first time buyer or an investor looking to add to your portfolio, this property offers much potential, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Front door into entrance porch through to lounge with stairs up to first floor, then through to the dining room, with the kitchen, lobby and bathroom to the rear of the house; The compact landing gives access to two double bedrooms, with the good size single third bedroom off the second.

Located close to all local shops, amenities, schools and bus stops, Chatham station with fast trains to London is approx 0.9 miles away, whilst all A2/M2/M20 road links are a short drive away. Chatham town offers a vast selection of shopping, dining and leisure amenities, and the Medway Hospital is also a short drive or bus journey away.

Price Guide £215,000

67 Grove Road

Chatham, ME4 5HS



- MID-TERRACED HOUSE
- GREAT FIRST-TIME BUY OR BUY-TO-LET PROPERTY
- CLOSE TO MEDWAY HOSPITAL AND LOCAL SCHOOLS
- EPC GRADE D / COUNCIL TAX BAND B / FREEHOLD
- THREE BEDROOMS
- IN NEED OF SOME UPDATING AND MODERNISATION
- CLOSE TO STATION WITH FAST TRAINS TO LONDON
- NO CHAIN AND AVAILABLE FOR IMMEDIATE OCCUPATION
- CLOSE TO TOWN AND ALL AMENITIES
- CLOSE TO ALL A2/M2/M20 ROAD LINKS

Entrance Porch

Compact entrance porch for shoes and coats, doorway into lounge from here.

Lounge

12'9" x 11'9" (3.9m x 3.6m)

With window to front, fireplace with potential, stairs up to first floor and doorway through to dining room.

Dining Room

11'9" x 9'6" (3.6m x 2.9m)

Good size dining room with window to rear, fireplace with potential, under-stairs cupboard housing meters, door into kitchen.

Kitchen

9'10" x 6'6" (3.0m x 2.0m)

With range of wall and floor cupboards with contrasting worktop, white splashback tiles, window to side, neutral tiled flooring, open doorway to rear lobby.

Rear Lobby

6'8" x 2'9" (2.05m x 0.85m)

Space for washing machine, neutral floor tiles, doors to bathroom and out to garden.

Bathroom

6'8" x 6'4" (2.05m x 1.95m)

With white suite consisting of bath, basin and WC, window to side, white wall tiles and neutral decor.

Landing

Compact landing giving access to bedrooms one and two, with the third off the second.

Bedroom One

11'9" x 9'8" (3.6m x 2.95m)

Double bedroom with laminate flooring and neutral decor, window to front, built-in cupboard.

Bedroom Two

11'9" x 9'6" (3.6m x 2.9m)

Double bedroom with neutral carpet and decor, window to rear, built-in cupboard, door to bedroom three

Bedroom Three

9'6" x 7'0" (2.9m x 2.15m)

Good size single bedroom with window to rear, neutral carpet and decor.

Garden

Good size rear garden with hard standing area leading onto lawn garden with raised planters to side, and whilst in need of some TLC this peaceful and quiet garden provides lots of potential.

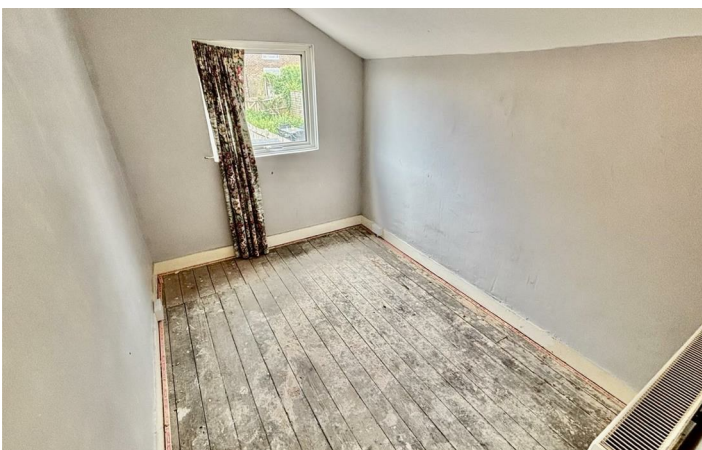
Agents Note

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Agents Note

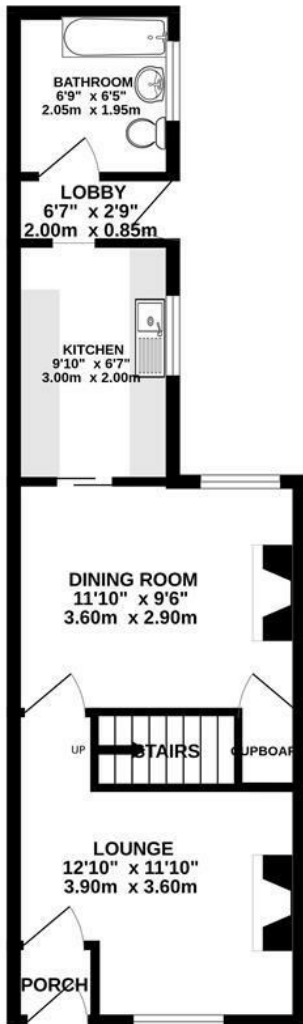
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Tel: 01634730672





GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

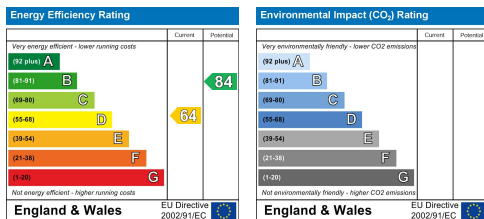


1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 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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