



Victoria Road, Chatham, ME4 5EU  
Offers in excess of £220,000 Freehold

The Homes Group are delighted to present to the market this vacant family home, located in a popular residential area of Chatham, approx. 1.2 miles to the Station and town centre. Set over four floors this great period house offers lots of space and would make the ideal first purchase or Buy-to-Let investment property.

Chatham, and nearby Gillingham, offer all the shops/services of major towns, both with mainline train stations with regular services to London and the Coast, many parks and green spaces, riverside walks, very popular Grammar Schools, all combined with amazing local history.

Benefits include: Two double bedrooms, loft room, two separate reception rooms, fitted kitchen, bathroom with white suite, double glazing, central heating, cellar, and approx. 50' rear garden with raised decked area. VACANT with NO CHAIN.

#### **Lounge**

12'3 x 10'1 (3.73m x 3.07m)

#### **Dining room**

12'3 x 10'1 (3.73m x 3.07m)

#### **Kitchen**

12'3 x 10'1 (3.73m x 3.07m)

#### **Bathroom**

6'8 x 6'5 (2.03m x 1.96m)

#### **Seperate WC**

#### **Cellar**

12'3 x 10'1 (3.73m x 3.07m)

#### **Bedroom one**

12'3 x 10'1 (3.73m x 3.07m)

#### **Bedroom two**

12'3 x 10'1 (3.73m x 3.07m)

#### **Loft room**

13'2 10'10 (4.01m 3.30m)

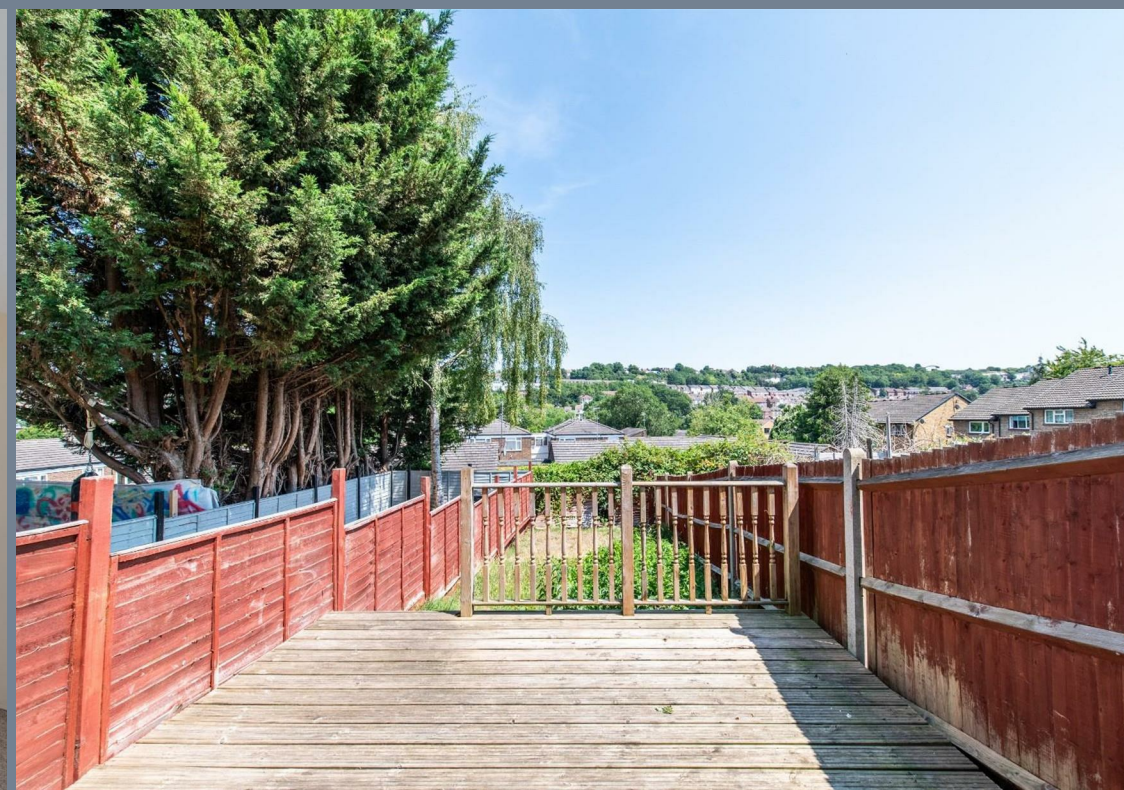
#### **Rear garden**

50' x 13' (15.24m x 3.96m )

**Tenure: FREEHOLD**

**Council tax: BAND B**





### Lower Ground Floor



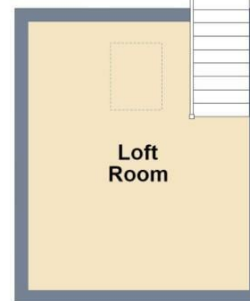
### Ground Floor



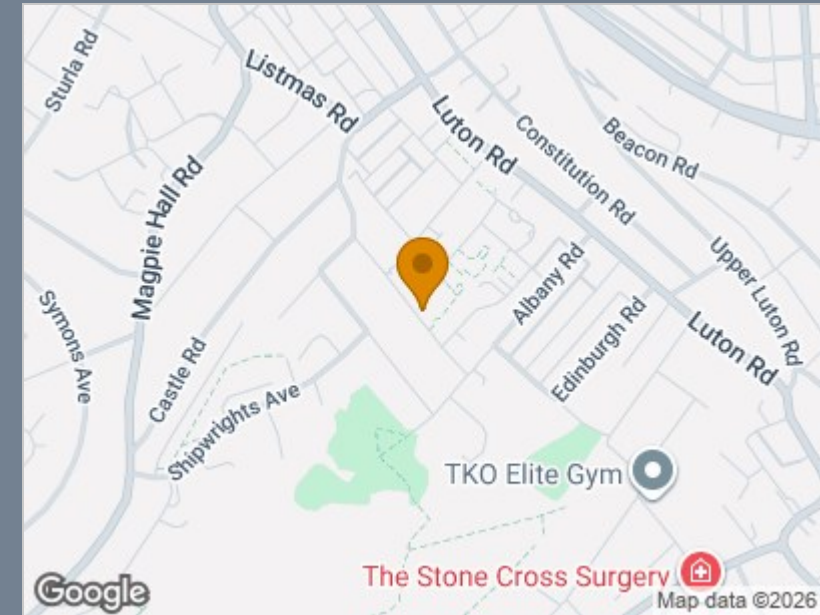
### First Floor



### Second Floor



Total area: approx. 98.6 sq. metres (1061.0 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 59                      | 73        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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