

Charter Street, Chatham, ME4 5RY  
Guide price £200,000 Freehold

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IN NEED OF REFURBISHMENT - The Homes Group are delighted to present to the market this vacant three-bedroom family home. Set in the popular area of Chatham, close to the Station and town centre, and good road links to the Medway tunnel and the A2/M2, this house would make the ideal first purchase or Buy-to-Let investment property.

Benefits include: Three bedrooms, two separate reception rooms, fitted kitchen, bathroom with white suite, double glazing, central heating, and 35' rear garden with lawn.

Offered VACANT with NO FORWARD CHAIN.

### Hallway

### Lounge

10'2 x 9'9 (3.10m x 2.97m)

### Dining room

12'4 x 9'11 (3.76m x 3.02m)

### Kitchen

9'11 x 6'4 (3.02m x 1.93m)

### Rear lobby

### Bathroom

6'6 x 6'6 (1.98m x 1.98m)

### Landing

### Bedroom one

13'0 x 9'7 (3.96m x 2.92m)

### Bedroom two

12'6 x 7'6 (3.81m x 2.29m)

### Bedroom three

9'10 x 6'3 (3.00m x 1.91m)

### Rear garden

35' x 12' (10.67m x 3.66m)

**Tenure: FREEHOLD**

**Council tax: BAND B**









**Ground Floor**  
Approx. 39.2 sq. metres (421.5 sq. feet)



**First Floor**  
Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 72.5 sq. metres (780.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(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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