



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)

Separate 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 x 3.30m)

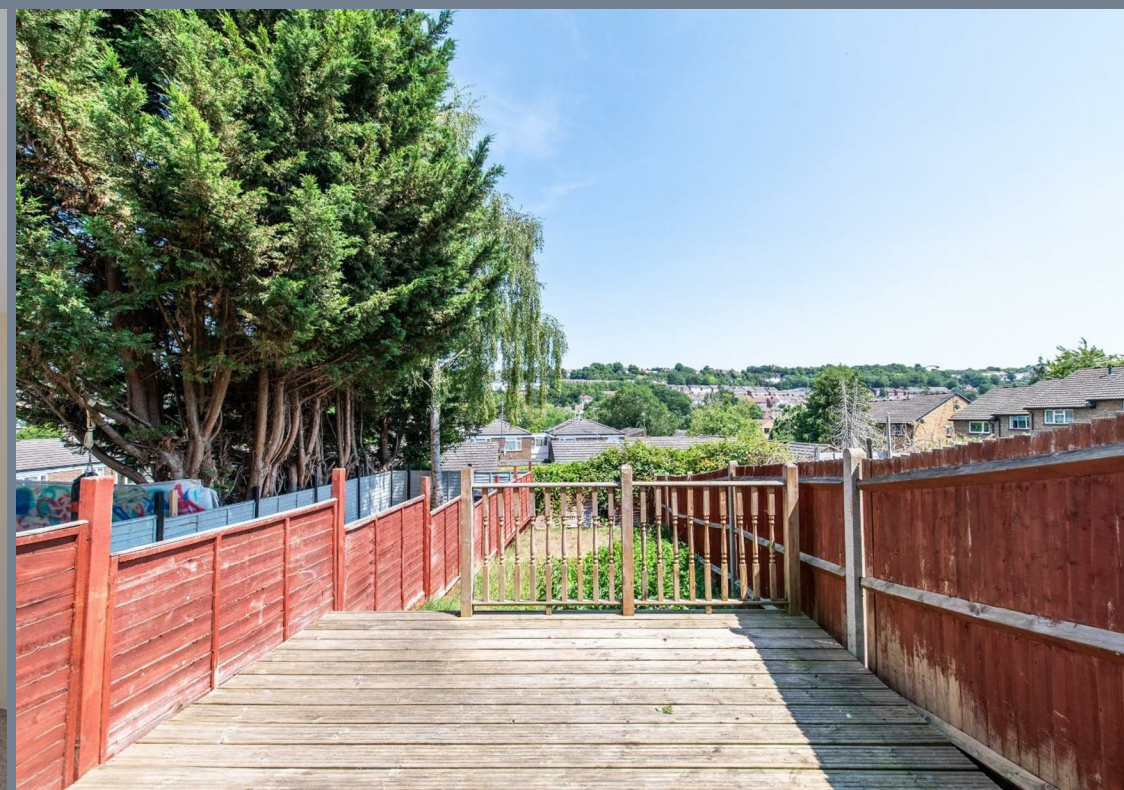
Rear garden

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

Tenure: FREEHOLD

Council tax: BAND B





Lower Ground Floor



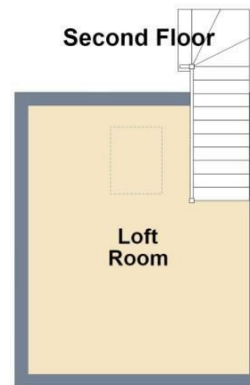
Ground Floor



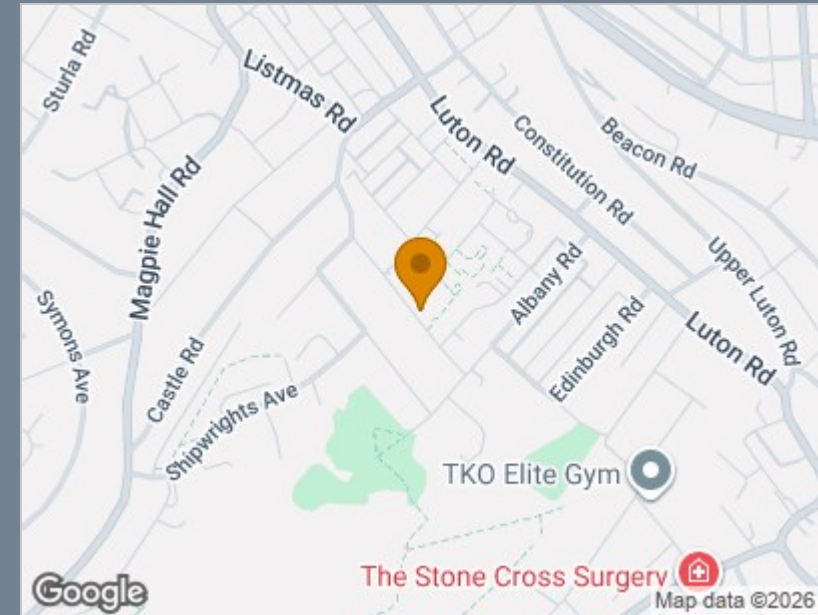
First Floor



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) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.