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ENGINEERING LTD
Catering Equipment Engineers

SUPPLY, MAINTAIN
AND SERVICE
CATERING EQUIPMENT

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CAUTION!
I LIVE
HERE

HUNTERS[®]
HERE TO GET *you* THERE

Grove Road, Chatham, ME4 5HS

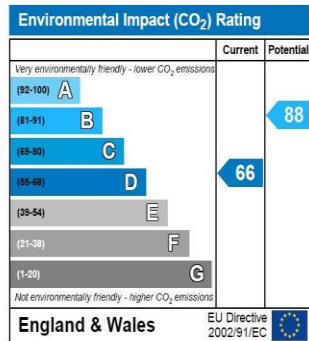
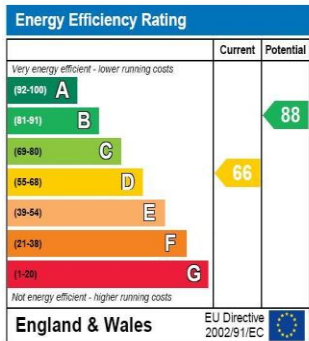
Grove Road, Chatham, ME4 5HS

Asking Price: £200,000

A WELL PROPORTIONED TWO BEDROOM FAMILY HOUSE SITUATED IN THIS ATTRACTIVELY PRICED ROAD, IN CLOSE PROXIMITY OF BOTH THE TOWN CENTRE AND OPEN SPACES. THE PROPERTY REQUIRES A HIGH DEGREE OF MODERNISATION AND HAS VERY GOOD SCOPE TO EXTEND AND RECONFIGURE TO THE REAR. STPP.

A competitively priced property, in need of modernising that benefits from two bedrooms, an upstairs bathroom, two reception rooms and a kitchen. The rear has an outside wc as well as a storage area which could accommodate an extension (STPP) as well as a really good sized rear garden.

This home is within walking distance of the town centre and all of the local amenities one would need. There is also really good links by road, rail and bus in this area. Schools are well serviced in this area that would accommodate all year groups.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 6 Military Road, Chatham, Kent, ME4 4JA | 01634 565310
medway@hunters.com | www.hunters.com

VAT Reg. No 249609571 | Registered No: 10335496 | Registered Office: Bryant House, Bryant Road, Rochester, Kent, ME2 3EW
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LIVING ROOM

Entering from the street through the front, this room has a window to the front with wooden flooring. A small hall leads to the dining room.

DINING ROOM

In the centre of this house, making the hub of all the parties this room has access to the cellar and to the kitchen.

CELLAR

This good usable space is currently used for storage with a small area sectioned off for tool storage and workshop. Other properties in the road have had the rooms professionally tanked to be used as an extra reception room.

KITCHEN

In need of modernisation, this room is functional and does have a window to the side aswell as access through to the outside.

OUTBUILDINGS

This is a small outside toilet and storage cupboard. This area is well placed for a considerably large extension.

BEDROOM

The main bedroom is a good size and has two windows over looking the front of the property and access through to the bathroom.

BEDROOM

This second room has a window over looking the rear garden and has a door through to the landing that leads to the bathroom.

BATHROOM

A spacious, light and relatively modern bathroom which has a bath with the shower over, a wash hand basin and a low level wc.

REAR GARDEN

A rather long garden that has rear pedestrian access and a small patio area.

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 01634 565310

OPENING HOURS:

Monday – Friday: 9am – 5.30pm
Saturday: 10am – 5.00pm
Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

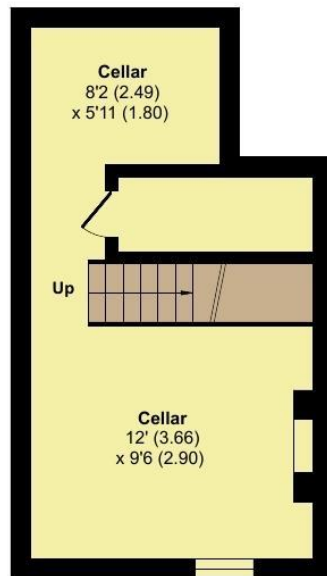
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

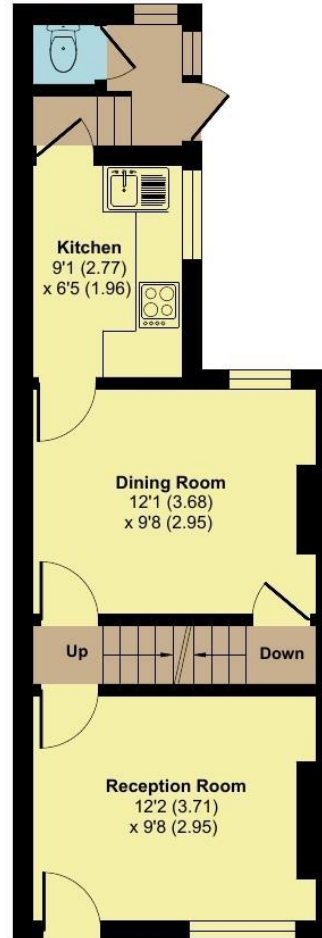
Grove Road, Chatham, ME4

Approximate Area = 969 sq ft / 90 sq m

For identification only - Not to scale



LOWER GROUND FLOOR
APPROX FLOOR
AREA 23 SQ M
(252 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 35 SQ M
(378 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 31 SQ M
(339 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 859155



