



241, Castle Road, Chatham, ME4 5JA  
£185,000

A 3 bedroom, 2 reception home in a residential location on the Southern outskirts of Chatham.

- 3 Bedroom Terraced Home
- 2 Separate Reception Rooms
- Modern Kitchen and Bathroom
- Low Maintenance Rear Garden
- Double Glazing and Gas Central Heating

If you are looking for a 3 bedroom home in a central location then look no further. This well presented terraced home boasts 2 separate reception rooms and a modern kitchen and bathroom on the ground floor with a double sized master bedroom and 2 further single bedrooms. The property benefits from a low maintenance rear garden, double glazing and gas central heating via a combination boiler. The location is approximately 1 mile walking distance from Medway Maritime Hospital and Chatham Train Station which enables journey times to London St Pancras in as little as 41 minutes and London Victoria in around 50 minutes. If you have little ones then Luton Junior School is just 0.7 miles away and was rated Outstanding in 2017 and Chatham Grammar Schools for Girls is also close by being a 1.1 mile walk.



### Situation

Chatham boasts a multitude of retail, educational and recreational facilities including a bowling alley and theatre. Chatham also boasts the 80 acre Historic dockyard with historic architecture, ships, museums, cinema, retail outlet centre and marina. The town has a mainline train station enabling journey times of around 45 minutes to London and it has road links to junction 3 of the M2 providing access to London and the coast.

### Accommodation as follows:-

Double glazed front door into Sitting Room.

### Sitting Room

12'2 x 10'2 (3.71m x 3.10m)

Double glazed window to front. Carpet to floor. Coving to ceiling.

### Dining Room

12'2 into alcoves x 10'1 (3.71m into alcoves x 3.07m)

Double glazed window to rear. Coving to ceiling. Carpet to floor. Cupboard under stairs. Space for fridge/freezer.

### Kitchen

9'2 x 6'9 (2.79m x 2.06m)

A matching range of Ash effect shaker style units with granite effect worksurfaces over. Built under electric oven with gas hob over. Space for washing machine. Wall mounted combination boiler. Tile effect vinyl flooring. Door to rear lobby.

### Rear Lobby

Double glazed door to garden. Tile effect vinyl flooring.





### Bathroom

6'9 x 6'3 (2.06m x 1.91m)

A white suite comprising bath with chrome mixer tap and shower head, pedestal basin with chrome mixer tap and dual flush low level WC. Inset spotlights and coving to ceiling. Localised tiling to walls. Obscured double glazed window to side.

### Viewing Arrangements

By appointment through:-  
Bluebell Estates  
27 High Street  
Aylesford  
Kent  
ME20 7AX  
Tel: 01622 717500  
Web: [www.bluebell-estates.co.uk](http://www.bluebell-estates.co.uk)

### Stairs / Landing

Carpeted stairs from sitting room to first floor landing with doors to all bedrooms. Access to loft via hatch.

The pictures were taken prior to the property being rented, so condition, decoration and furnishings may vary slightly from those shown.

### Bedroom 1

12'2 into alcoves x 10'2 (3.71m into alcoves x 3.10m)

Wardrobe over stairs. Double glazed window to front. Coving to ceiling. Radiator.

### Bedroom 2

9'5 x 7'3 (2.87m x 2.21m)

Double glazed window to rear. Carpet to floor. Radiator.

### Bedroom 3

9'4 x 7' (2.84m x 2.13m)

Carpet to floor. Radiator. Double glazed window to rear. Coving to ceiling.

### Outside

### Rear Garden

A low maintenance paved rear garden.

### Services

Electricity, Gas, Water and mains drainage



GROUND FLOOR

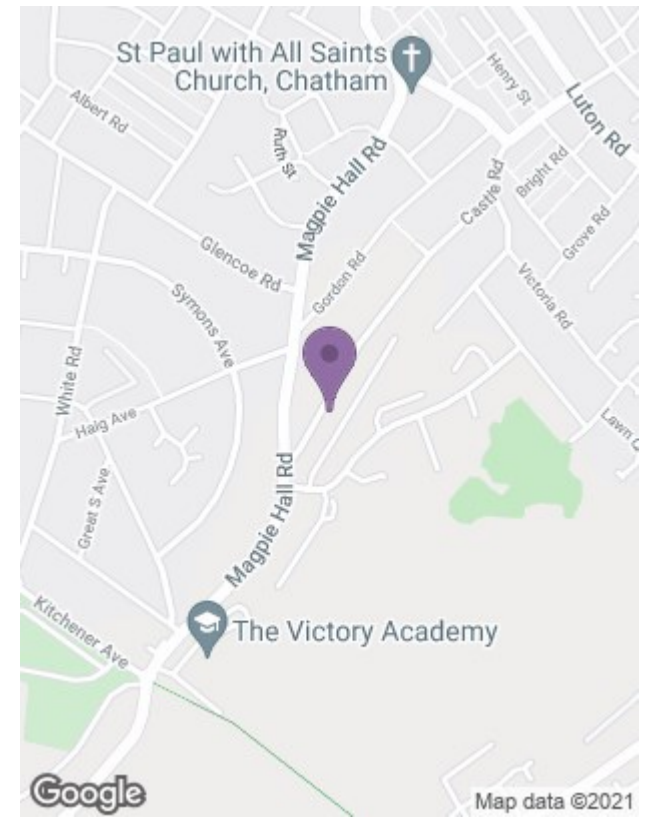
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Agents Notes**

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These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>41</b>		<b>79</b>
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



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