



REAL ESTATE

ESTATE AGENCY : REDEFINED



Grove Road, Chatham ME4 5HS

Offers Over £230,000

CR Real Estate are pleased to offer for sale with no onward chain this amazing two double bedroom terraced home in Grove Road, Chatham. This property is perfect for any first-time buyer or an investor looking to start or expand their portfolio.

The ground floor of this home comprises of a well sized living room with electric fire, dining room with access to the cellar and double doors leading to the rear garden, and a new fitted kitchen with a built in appliances, downstairs WC and a utility room with an additional door leading to the rear garden.

To the first floor of this property you will find two double bedrooms as well as a modern newly fitted bathroom with his and hers sinks, and a P shaped bath with an overhead shower.

Externally, this home offers a generously sized rear garden which is split between a paved patio area and AstroTurf lawn.

Grove Road, is conveniently located with a variety of local amenities close by and Chatham Train Station just over a mile away offering great transport links to the surrounding areas and London; plus Medway Maritime Hospital being just over 0.7 miles away.

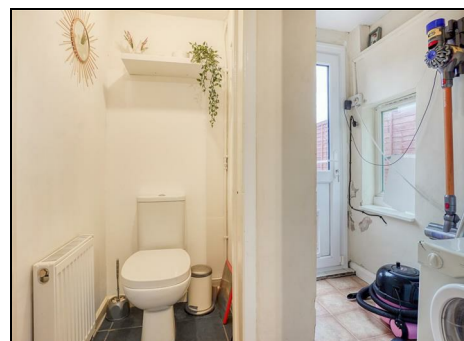
For investors, this property comes with fantastic potential in a highly desirable area and a rental income of over £1000pcm.



Lounge	12'2" x 12'0" (3.72 x 3.66)
Dining Room	12'0" x 9'10" (3.66 x 3)
Kitchen	9'7" x 6'9" (2.94 x 2.08)
Downstairs WC	3'8" x 3'2" (1.12 x 0.97)
Utility Room	6'9" x 5'9" (2.08 x 1.76)
Cellar	12'0" x 8'0" (3.66 x 2.44)
Bedroom One	12'0" x 9'10" (3.66 x 3)
Bedroom Two	12'0" x 9'6" (3.66 x 2.91)
Bathroom	9'7" x 6'9" (2.94 x 2.08)
Garden	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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