



Luton Road

Chatham | ME4 5BJ



REAL ESTATE

ESTATE AGENCY · REDEFINED

Luton Road , Chatham, ME4 5BJ

CR Real Estate are pleased to offer for sale with no onward chain this two-bedroom property ideally situated in the popular residential town of Chatham.

Whilst this property does require some updating, it has fantastic potential for the lucky new owners with the spacious living accommodation offered and the locality of the area. We feel it would be the perfect first-time buy or ideal investment opportunity for any landlord.

The ground floor comprises of and spacious lounge, dining room with access to the useable cellar, fitted kitchen and wet room. The first floor of the

- Two Double Bedrooms
- No Onward Chain
- Some Updating Required
- Cellar
- Mid-terrace Home
- Close To Chatham Town Centre
- Rear Garden

Offers Over £170,000



Lounge

11'7 x 9'4 (3.53m x 2.84m)

Dining Area

11'9 x 9'11 (3.58m x 3.02m)

Kitchen

9'2 x 5'11 (2.79m x 1.80m)

Lean To

14'1 x 4'6 (4.29m x 1.37m)

Wet Room

6'1 x 3'8 (1.85m x 1.12m)

Bedroom

11'7 x 9'2 (3.53m x 2.79m)

Bedroom

11'9 x 10'0 (3.58m x 3.05m)

Bathroom

9'5 x 5'11 (2.87m x 1.80m)





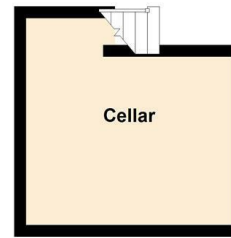
Ground Floor
Approx. 38.9 sq. metres (419.1 sq. feet)



First Floor
Approx. 29.5 sq. metres (317.4 sq. feet)



Basement
Approx. 11.3 sq. metres (121.3 sq. feet)



Total area: approx. 79.7 sq. metres (857.7 sq. feet)



18 - 20 High Street
Gillingham
Kent
ME7 1BB
01634 570057

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.