



**Roosevelt Avenue**  
Chatham | ME5 0HS



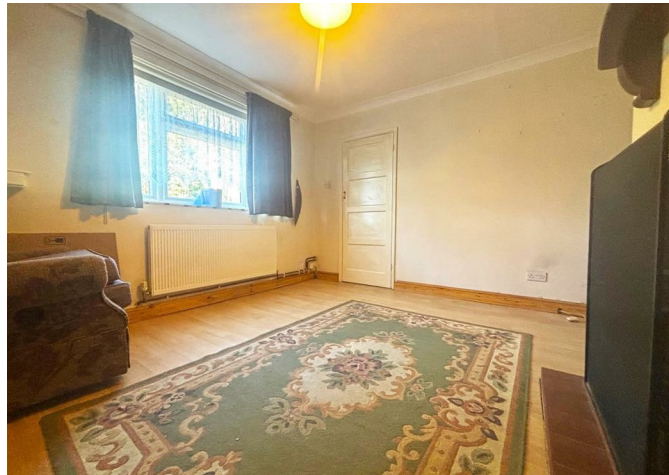
## Roosevelt Avenue , Chatham, ME5 0HS

This spacious three-bedroom mid-terrace property is situated in the popular Wayfield area of Chatham, offering a great opportunity for those looking to add their own touch. With no onward chain, this home is perfect for both first-time buyers and growing families.

The property boasts a generous-sized rear garden, ideal for outdoor living. On the ground floor, you'll find a bright and airy lounge, a separate dining room, and a fitted kitchen. Upstairs, there are three well-proportioned bedrooms, along with a family bathroom.

Located within easy reach of local primary and secondary schools, this home is perfectly positioned for family living. While some updating is required, the property offers plenty of potential to make it your own. Please call us now to arrange your appointment to view.

£280,000



Entrance Hall

Lounge

12'6 x 11'7 (3.81m x 3.53m)

Dining Room

8'11 x 8'6 (2.72m x 2.59m)

Kitchen

9'9 x 7'5 (2.97m x 2.26m)

Bedroom

12'10 x 11'7 (3.91m x 3.53m)

Bedroom

11'10 x 9'0 (3.61m x 2.74m)

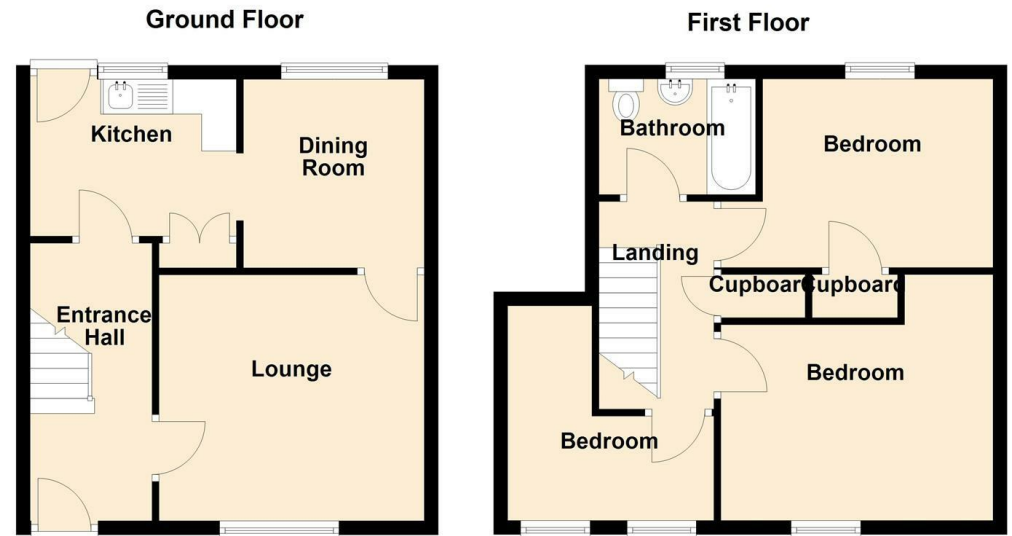
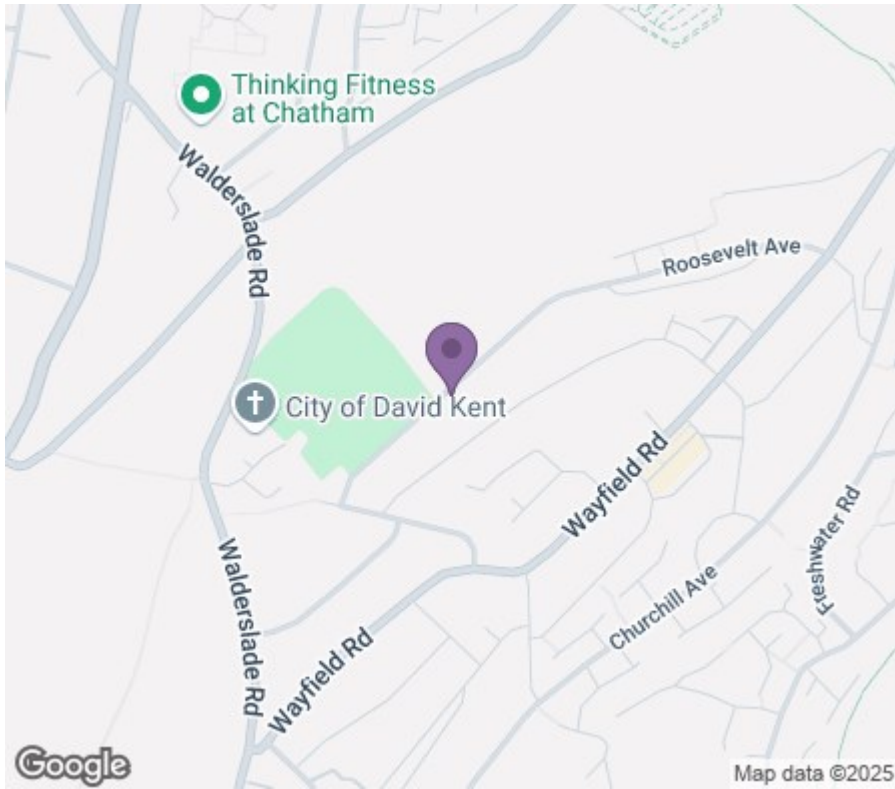
Bedroom

10'1 x 9'9 (3.07m x 2.97m)

Family Bathroom

6'8 x 5'6 (2.03m x 1.68m)





18 - 20 High Street  
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 Kent  
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**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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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