



### 3 bed terraced house to buy in

Clarence Road, Chatham, Kent, ME4 5EJ

**£200,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Excellent location for access to town, railway station and wider
- ✓ 1930's terraced house in need of some updating
- ✓ Garden
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

This 1930s terrace house offers a fantastic opportunity for anyone looking to put their own stamp on a property. While it would benefit from some updating, it already boasts great fundamentals, including a generous lounge with a charming bay window that fills the room with natural light. The kitchen/diner provides a practical and sociable space, ideal for family meals or entertaining once modernised to your taste.

Upstairs, you'll find a separate bathroom along with two well proportioned double bedrooms, plus a third bedroom that could also make an excellent home office. With its solid layout and good outside space, this house is perfect for buyers ready to create a stylish home that reflects their vision. This property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Pattinson Auction.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £200,000

Property Type: Terraced House

Parking: None

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

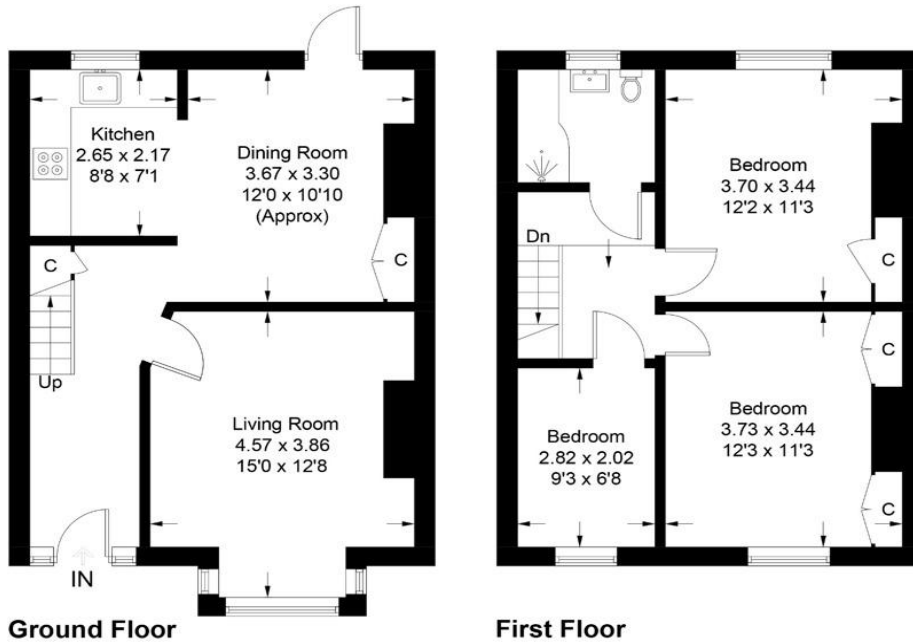
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Clarence Road, ME4



Approximate Gross Internal Area  
 Ground Floor = 44.3 sq m / 477 sq ft  
 First Floor = 42.6 sq m / 458 sq ft  
 Total = 86.9 sq m / 935 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1298889)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		69	
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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