



Grosvenor Avenue | Chatham, Kent, ME4 6UZ



Offers in excess of £325,000 Freehold

ROBINSON MICHAEL & JACKSON

Our service will *move* you

Grosvenor Avenue, Chatham

Located in a sought-after area, the property boasts excellent access to local amenities, including a ten-minute walk to Chatham Station (0.6 miles) for easy commutes and exploration. This home also offers the ultimate convenience of off-street parking and a dedicated garage.

Step inside and be greeted by a bright and inviting open-plan living and dining room. This layout creates a perfect space for entertaining guests or simply relaxing. Extend your living space outdoors with a beautiful garden, ideal for enjoying summer days or hosting family barbecues.

The property is presented in good condition throughout, allowing you to move straight in with minimal decorating required. With ample space, this home offers the perfect environment to raise a family.

Investors will recognise this as an ideal BTL location with a proven track record for good rental yields. To add to the appeal, some white goods are even included, saving you money on move-in costs.



Property Features

- Council Tax: C
- EPC Rating: C
- 10 Minute Walk to Chatham Station (0.6 Miles)
- Off Street Parking + Garage
- Open Plan Living and Dining Room
- Beautiful Garden
- Good Condition Throughout
- Perfect Family Home
- Great For First Time Buyers
- Ideal BTL Location
- Some White Goods Included

Interior

Ground Floor

Living Room/ Dining Room 3.35m x 8.53m (11' x 28')

Kitchen 2.13m x 2.44m (7' x 8')

First Floor

Bedroom 3.05m x 3.35m (10' x 11')

Bathroom 1.83m x 1.83m (6' x 6')

Bedroom 4m x 3.05m (13'1" x 10')

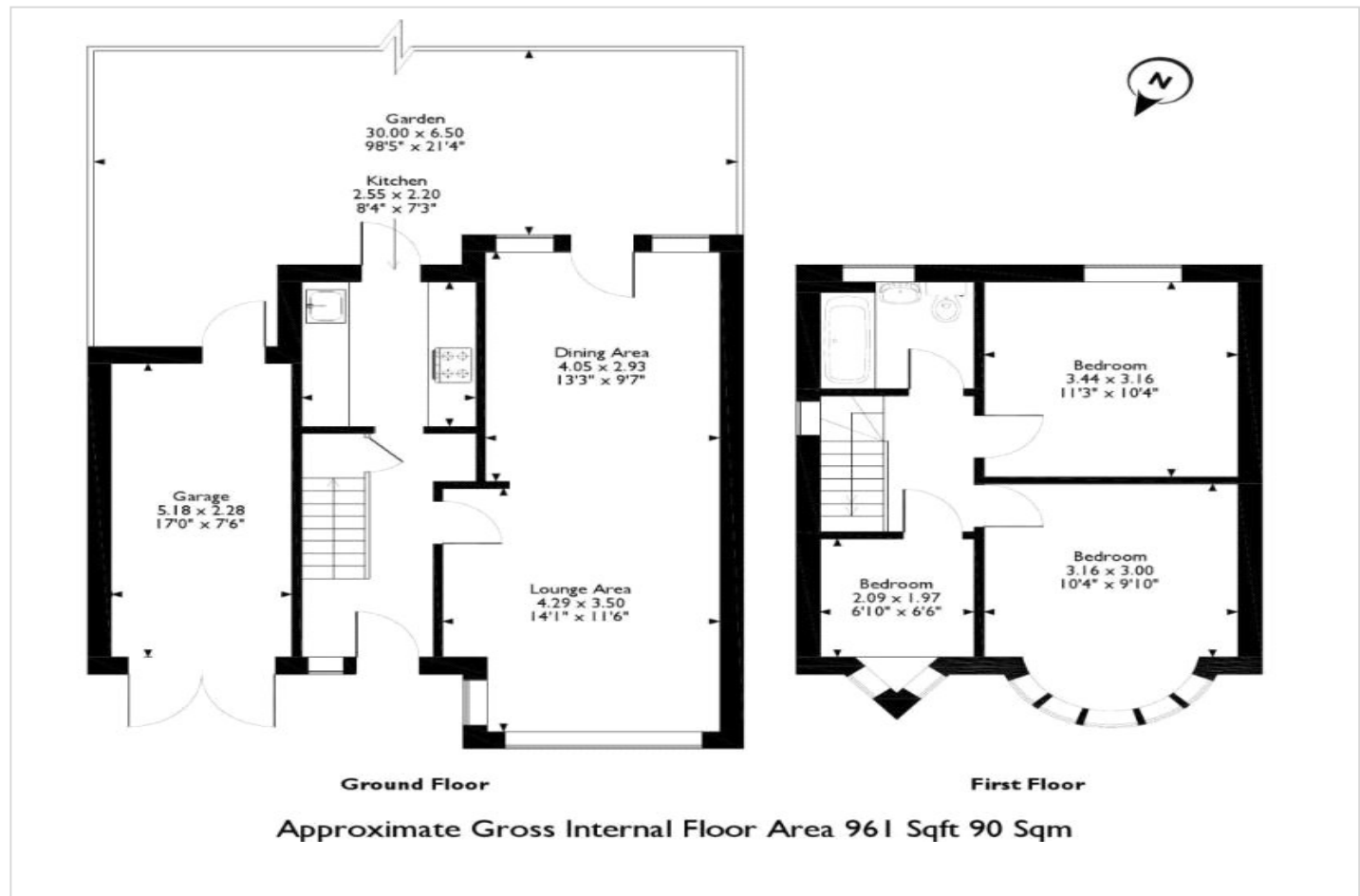
Bedroom 1.83m x 1.9m (6' x 6'3")

Exterior

Off Street Parking

Garage

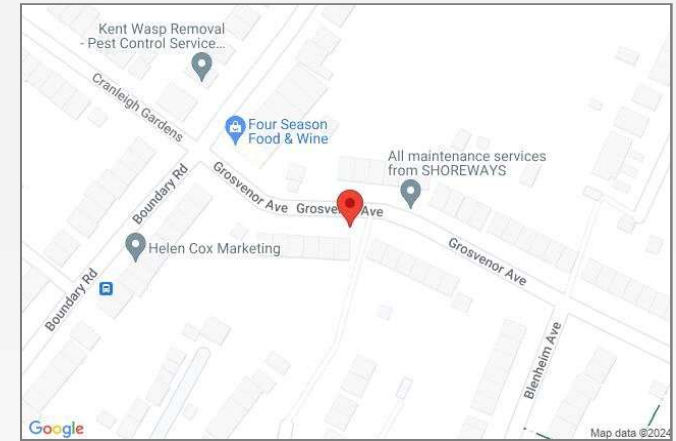
Garden





Property Location

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Additional Information

Chatham is famous for its Naval connection's, hosting one of the Royal Navy's main facilities for hundreds of years until it's closure in 1984. Since the closure the former site, now known as St Mary's Island, has been transformed and boasts a new retail outlet centre, bars, cafe's, restaurants, gym and cinema to compliment the harbour and vast array of riverside housing. Part of the original naval history has also been preserved through the Historic Dockyard Trust, which provides an insight into past traditions. The Pentagon shopping centre and high

street offer everything that you will need with a wide range of stores. Chatham is a commuter's dream. High Speed rail links to Stratford International in just over 30 minutes or St Pancras International in just over 38 minutes. London Victoria is also accessible in just over 52 minutes. Trips to the continent are also within easy reach via the Eurostar, which departs from nearby Ebbsfleet. In any part of the town you are never too far from road links, the A2 and M2 are easily accessible in under 5 miles. With the M20 and M25 approximately 10 miles away. Chatham and near-by Rochester offer a fantastic range of primary and secondary schools, as well as the University.

FOR MORE INFORMATION CONTACT US TODAY.

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