



**Price**  
**£220,000**

**Freehold**

3x  1x  1x 

**Institute Road, Chatham,  
Kent, ME4**

*Wards*  
Helping you move forwards



## Main features

- **Victoria terraced house with 3 separate bedrooms**
- **Great living space, large kitchen and an upstairs shower room**
- **Brilliant for a family and/or commuters looking for a spacious home**
- **Great choice for buy to let investor looking to add to portfolio**
- **Town centre location and a short walk to railway station**

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Lounge/Diner: 24'3 x 10'5 (7.40m x 3.18m)  
Kitchen: 15'4 x 7'2 (4.68m x 2.19m)  
Utility/Store Room

### BASEMENT

Cellar

### FIRST FLOOR

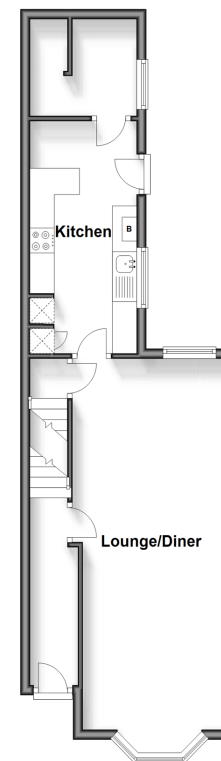
Landing  
Bedroom 1: 13'2 x 11'8 (4.02m x 3.56m)  
Bedroom 2: 15'4 x 7'4 (4.68m x 2.24m)  
Bedroom 3: 8'1 x 7'4 (2.47m x 2.24m)  
Shower Room

### OUTSIDE

Front Garden  
Rear Garden

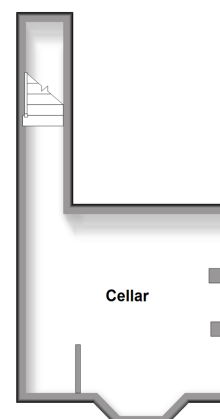
### Ground Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



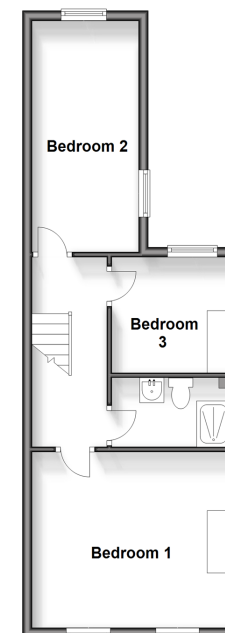
### Basement

Approx. 18.3 sq. metres (197.2 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



**Call Chatham - 01634 841243 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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