



**Price**  
**£260,000**

**Freehold**

2x  1x  1x 

**Semple Gardens,  
Chatham, Kent, ME4**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Terraced house with allocated parking
- Immaculately presented throughout with upstairs bathroom and downstairs utility space
- Perfect for first time buyers and young families
- Popular location for local schools
- Walking distance to railway station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 16'5 x 13'3 (5.01m x 4.04m)

Dining Area: 13'1 x 12'5 (3.99m x 3.79m)

Kitchen: 15'5 x 10'7 (4.70m x 3.23m)

### FIRST FLOOR

Landing

Bedroom 1: 18'6 x 11'3 (5.64m x 3.43m)

Bedroom 2: 17'10 x 12'11 (5.44m x 3.94m)

Bathroom: 11'2 x 10'4 (3.41m x 3.15m)

### OUTSIDE

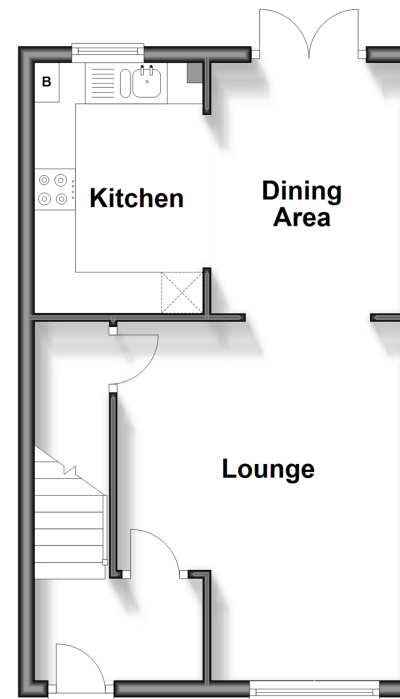
Front Garden

Rear Garden

Allocated Parking

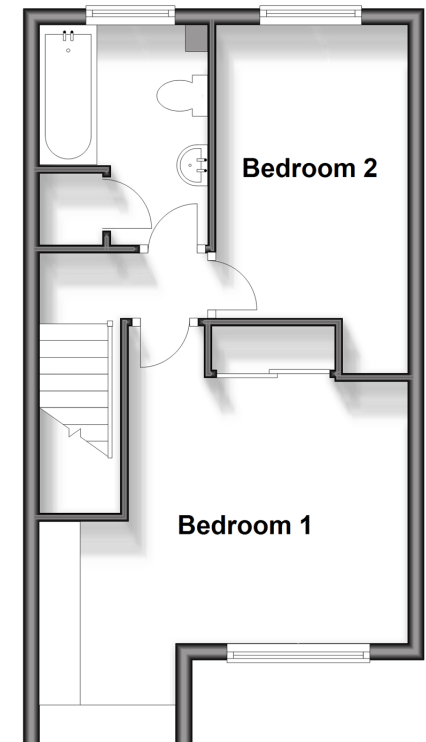
### Ground Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



### First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



**Call Chatham - 01634 841243 ■ [wardsof Kent.co.uk](http://wardsof Kent.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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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