



Kingswood Road, Gillingham, ME7 1DZ  
Offers in excess of £250,000 Freehold

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IN NEED OF REFURBISHMENT - Located just a few minutes walk from Gillingham mainline railway station, and town centre, this very spacious three double bedroom house offers lots of space and is a great opportunity to create a lovely home.

Gillingham town centre, and nearby Chatham, offer all the shops/services of major towns, both with mainline train stations with regular services to London and the Coast, many parks and green spaces, riverside walks, very popular Grammar Schools, all combined with amazing local history.

The property's benefits include: 21'3 large fitted kitchen/family room, spacious lounge with arch to dining room, three double bedrooms, upstairs bathroom with modern white suite, large cellar room, double glazing, gas fired central heating and rear garden with storage shed.

Offered VACANT with NO FORWARD CHAIN.

#### Hallway

#### Lounge

16'2 into bay x 11'0 (4.93m into bay x 3.35m)

#### Dining room

12'0 x 11'6 (3.66m x 3.51m)

#### Kitchen/family room

21'3 x 8'10 (6.48m x 2.69m)

#### Cellar

15'9 into bay x 14'2 (4.80m into bay x 4.32m)

#### Landing

#### Bedroom one

14'4 x 13'1 (4.37m x 3.99m)

#### Bedroom two

12'1 x 8'8 (3.68m x 2.64m)

#### Bedroom three

13'1 x 9'0 (3.99m x 2.74m)

#### Bathroom

7'9 x 5'9 (2.36m x 1.75m)

#### Outside store

6'7 x 3'2 (2.01m x 0.97m)

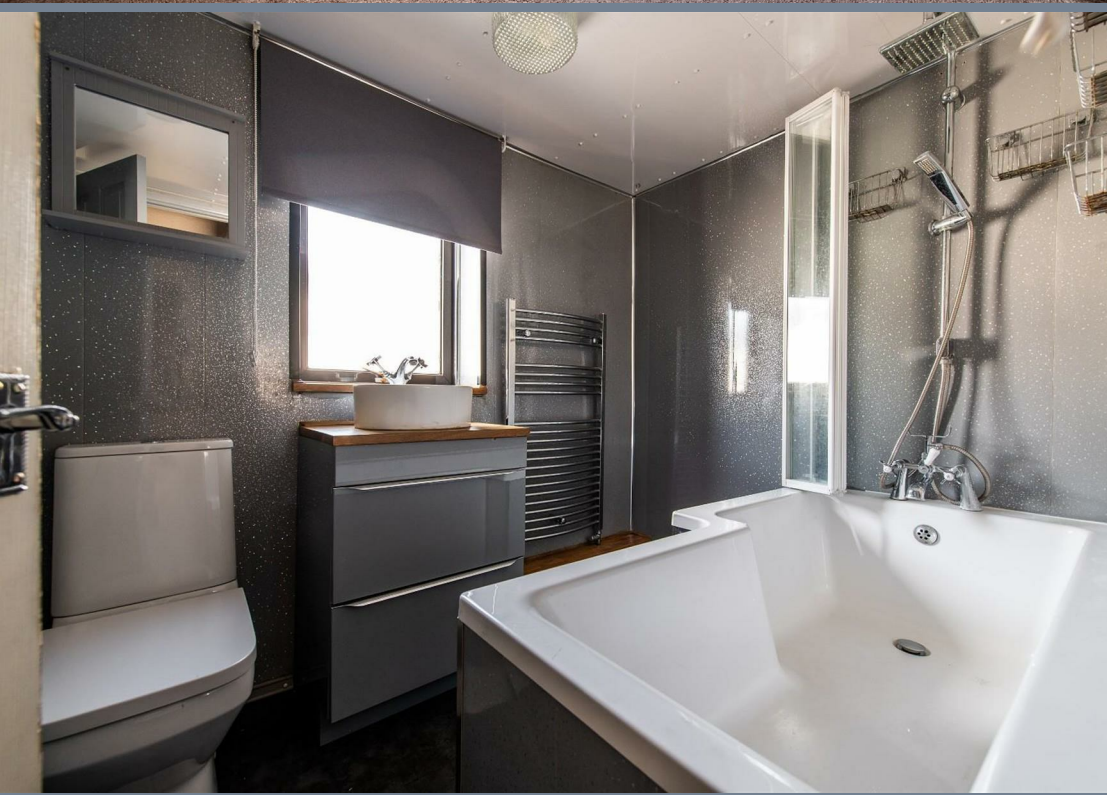
#### Rear Garden

63' x 16' (19.20m x 4.88m)

**Council tax: BAND C**

**Tenure: FREEHOLD**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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