



**St. Marys Road, Gillingham, Kent, ME7 1JJ**

**Asking Price £230,000**

- Three Separate Bedrooms
- 5 Minutes from Town Centre
- No Onward Chain
- Close to Railway Station

# 42 St. Marys Road, Gillingham ME7 1JJ

This three separate bedroom terraced house is situated in Lower Gillingham, about a five minute walk from the Town Centre where you will find a wide range of shopping facilities and mainline railway station with fast services into London Victoria and high speed links into St Pancras. Once inside you will find an open plan lounge/diner, kitchen, rear lobby, useful cellar and downstairs bathroom. Upstairs there are three separate bedrooms. This property would make an excellent first time buy or investment opportunity and is brought to the market with no onward chain. Call the friendly Sales Team at Wright & Co for your earliest appointment to view.



Council Tax Band: B



## **DOUBLE GLAZED ENTRANCE DOOR TO:-**

### **PORCH**

Door to:-

### **LOUNGE/DINER**

25'4" x 12'6"

Double glazed windows to front and rear, double radiator, radiator, under stairs door to cellar

### **KITCHEN**

9'10" x 7'4"

Double glazed window to side, base and eye level cupboard and drawer units with associated work surfaces, inset single drainer stainless steel sink unit with mixer taps, space and plumbing for washing machine

### **REAR LOBBY**

Double glazed door to garden, door to:-

### **BATHROOM**

8'10" x 7'4"

Double glazed window to rear, white suite comprising of panelled bath with mixer taps and hand shower, pedestal wash hand basin, close coupled W.C, double radiator, tiled splashbacks

### **FIRST FLOOR LANDING**

Built in cupboard, access to roof space, door to:-

### **BEDROOM ONE**

12'6" x 10'9"

Double glazed window to front, radiator

### **BEDROOM TWO**

12'3" x 7'10"

Double glazed window to rear, radiator

### **BEDROOM THREE**

9'2" x 7'6"

Double glazed window to rear, radiator, wall mounted INDEPENDENT C24 gas fired boiler for domestic hot water supply and central heating (not tested)

### **EXTERIOR REAR**

Lawned garden , rear pedestrian access

### **EXTERIOR FRONT**

Forecourt



## Directions

## Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

## EPC Rating:

D

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