



Stuart Road, Gillingham, Kent, ME7 4AB

Asking Price £425,000

- No Chain
- Substantial Master Bedroom
- Rear Garden
- Semi-Detached House
- Utility Room with Downstairs Toilet
- Close to Local Amenities

16 Stuart Road, Gillingham ME7 4AB

We are delighted to offer for sale this substantial Semi-Detached house, situated in upper Gillingham, close to Gillingham Park, local shopping and recreational facilities and well regarded schools for children of all ages and excellent grammar schools.

Once inside this large property, you will be greeted by an impressive entrance hall, off this are two receptions rooms, conservatory, fitted kitchen, utility room and downstairs toilet.

On the first floor is a good sized landing leading to an enormous main bedroom at the front of the house, 2 further generous size bedrooms, a bathroom with shower, bath and bidet. There is also a useful basement room.

Outside there is a good size rear garden, which is not overlooked.

We understand the property has been previously let out as rooms and would think this property, which also has mains operated heat and smoke detection systems in all rooms and fire doors, would make a suitable HMO, subject to local planning regulations. Applicants must make their own enquiries therein.

Offered for sale with no onward chain - Call the friendly sales team at Wright & Co today, for your earliest appointment to view!



Council Tax Band: D



Entrance Door To Porch

Door to

Entrance Hall

Staircase to first floor

Double Radiator

Door to

Living Room

16'0" x 14'5"

Double glazed bay window to front

Radiator

Dining Room

13'1" x 8'10"

Radiator

Double doors to

Conservatory

8'2" x 7'10"

Door to garden

Kitchen

13'1" x 9'10"

Double glazed window to side

Range of base and eye level cupboard and drawer units

Associated worktops

Insert single drainer stainless steel sink unit

Mixer taps

Built in oven and hob (NOT TESTED)

Radiator

Utility Area

10'5" x 10'5"

Double glazed window to side

Base level units

Space and plumbing for washing machine

Door to:

Downstairs W/C with low level W/C

Door to garden

Cellar

18'8" x 13'1"

Ideal use for Playroom/Storage/Office

First Floor Landing

Access to roof space

Doors to

Bedroom 1

18'8" x 16'4"

Double glazed bay window to front

3 Radiators

Bedroom 2

9'10"x13'1"

Double glazed window to rear

Radiator

Bedroom 3

10'10" x 10'5"

Double glazed bay window to rear

Radiator

Built in cupboard

Bathroom

11'1" x 7'2"

Double glazed window to rear

White suite comprising of panelled bath and mixer taps

Pedestal wash hand basin

Low level W/C

Bidet

Separate shower

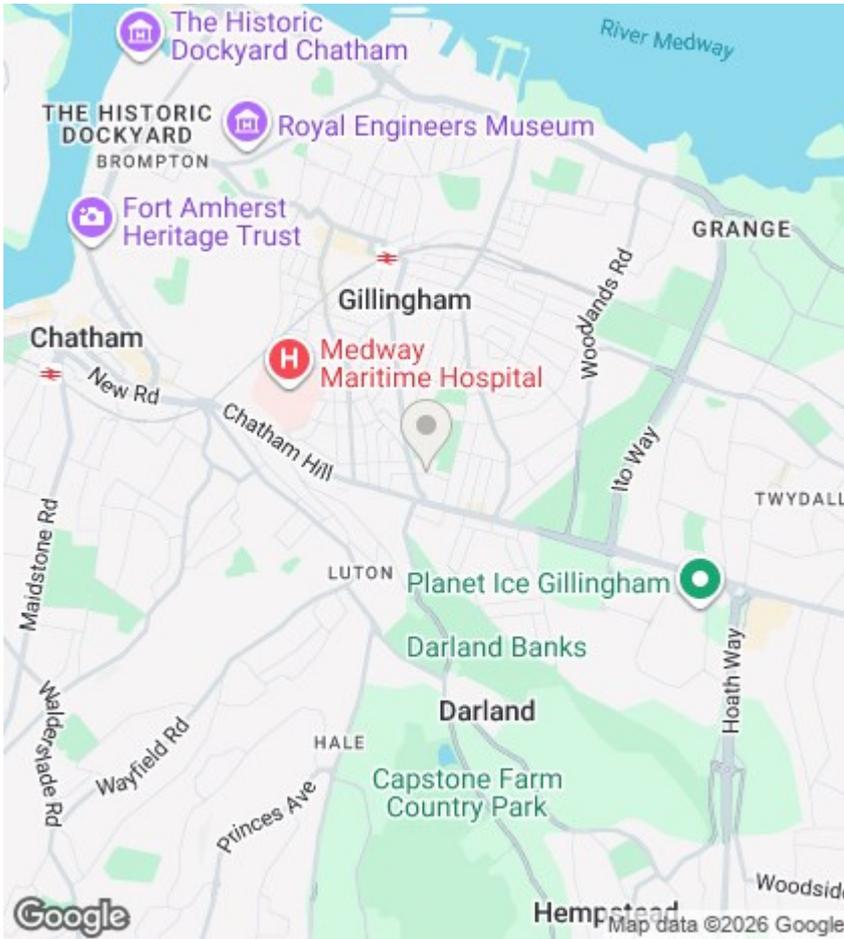
Built in cupboard housing 'Worcester' gas fired boiler for domestic hot water and central heating (NOT TESTED)

Exterior

Rear

Lawned garden, not overlooked to the rear

Double gates at the side leading to the front garden



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	