



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

Asking Price £230,000

- No Chain
- Gas Central Heating
- Three Bedrooms
- Lounge/Diner
- Rear Lobby
- Cellar

44 St. Marys Road, Gillingham ME7 1JJ

This three separate bedroom terraced house is located in lower Gillingham, about a 5 minute walk from the high street, where you will find a wide range of shopping facilities and main line railway station for fast commuter service into London Victoria and high speed rail link to London St Pancras. Step inside to find a spacious through lounge/diner, kitchen, rear lobby and downstairs bathroom. Upstairs are three separate bedrooms. Outside is a rear garden and a forecourt to the front. This property would make an ideal first home or investment opportunity. Call the friendly sales team at Wright & Co today for your earliest appointment to view.



Council Tax Band: B



Double Glazed Entrance Door To:

Lounge/Diner

19'8" x 10'5"

Double glazed windows to front and rear

2 radiators

Staircase to first floor

Kitchen

9'6" x 7'6"

Double glazed window to side

Base and eye level cupboard and drawer units,
worktops

Inset single drainer sink unit

Wall mounted 'Ideal' gas fired boiler for hot water and
central heating (NOT TESTED)

Rear Lobby

Double glazed door to garden

Bathroom

7'6" x 6'6"

Double glazed window to rear

White suite comprising panelled bath

Pedestal hand wash basin

Low level W/C

Radiator

First Floor Landing

Door To:

Bedroom 1

11'1" x 10'5"

Double glazed window to front

Radiators

Bedroom 2

11'1" x 8'6"

Double glazed window to rear

Radiator

Bedroom 3

9'6" x 7'6"

Double glazed window to rear

Radiator

Exterior

Rear

Small garden lying in natural

Front

Forecourt



Directions

Viewings

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

EPC Rating:

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