



Canterbury Street, Gillingham, Kent, ME7 5XS

Asking Price £115,000

- Perfect First Time Buy or Investment
- Newly Decorated
- Newly Carpeted
- Close Proximity to Medway Maritime Hospital

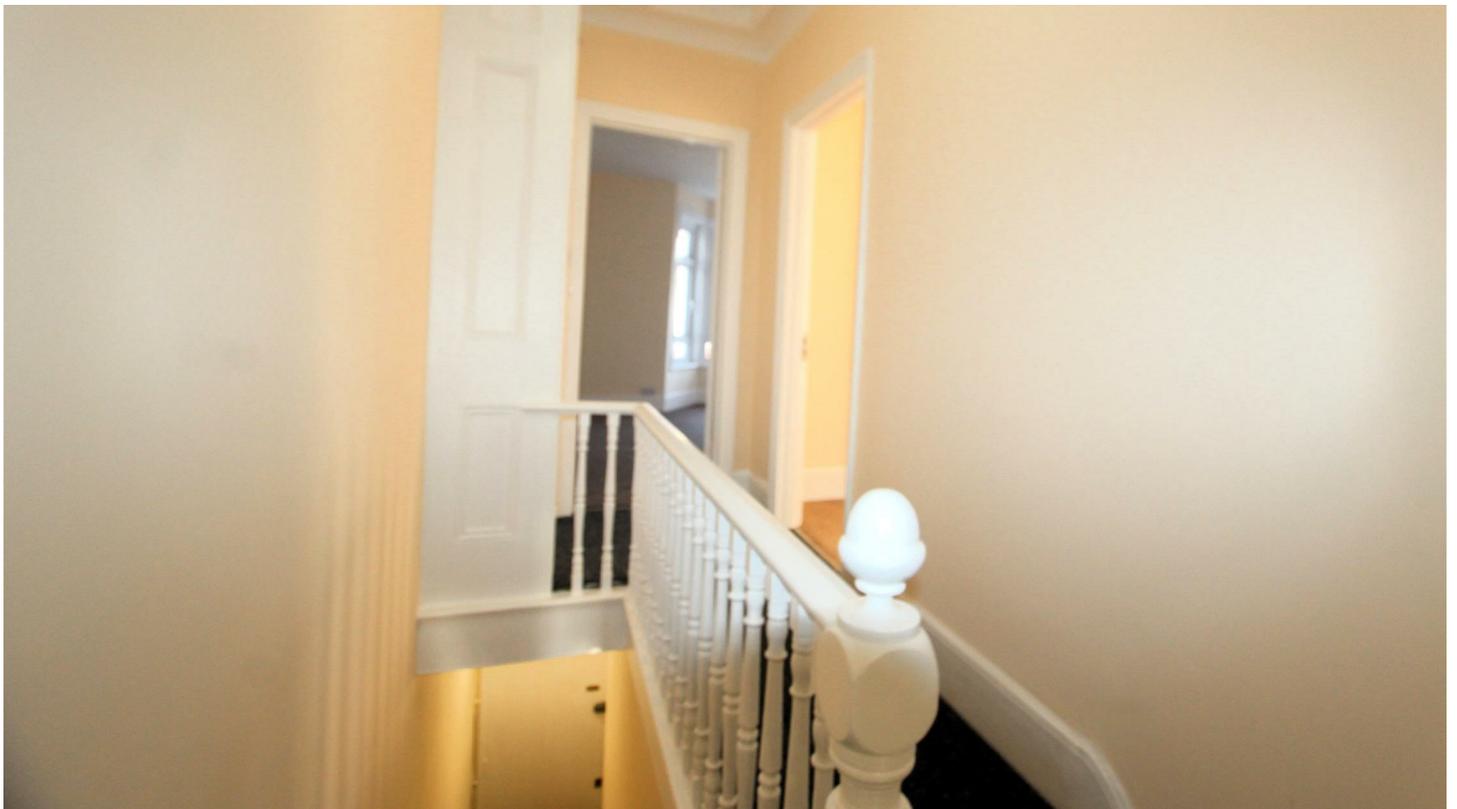
341A Canterbury Street, Gillingham ME7 5XS

This freshly decorated and newly carpeted first floor flat is situated in the heart of Gillingham, just around the corner from the Medway Maritime Hospital and a few minutes walk from the busy town centre, where you will find an array of shops, cafes and restaurants, together with mainline railway station for fast commuter services into London Victoria and high speed links into London St Pancras International. The property is also very convenient for local parks, schools, bus routes and sporting facilities. Once inside this spacious freshly decorated and carpeted flat, you will find a hallway and off this, a good size living room, double bedroom, spacious kitchen and bathroom.

This property represents an ideal first time buy or investment opportunity for anyone looking for a lovely home that is ready to move into! Please call the friendly sales team at Wright and Co today, for your earliest appointment to view. In accordance with the Estate Agents Act 1979, an interest is declared in this property. The Vendor is an employee of Wright & Co.



Council Tax Band: A



Main Entrance

Door To

Entrance Hall

Door to

Hall

Radiator

Staircase to flat

Landing

Fitted carpet

Built in cupboard

Doors to

Lounge

14'9" x 14'1"

Double glazed windows to front

Radiator

Newly fitted carpets

Kitchen

11'5" x 8'2"

Double glazed window to rear

Range of base and eye level cupboards and drawers units with associated worktops

Inset one and a half bowl single drainer stainless steel sink unit with mixer taps

Built in electric oven and gas hob

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

Radiator

Tiled floor

Bedroom

6'6" x 5'6"

Double glazed window to side

White suite comprising of a pannelled bath with mixer taps and hand shower

Pedestal wash hand basin

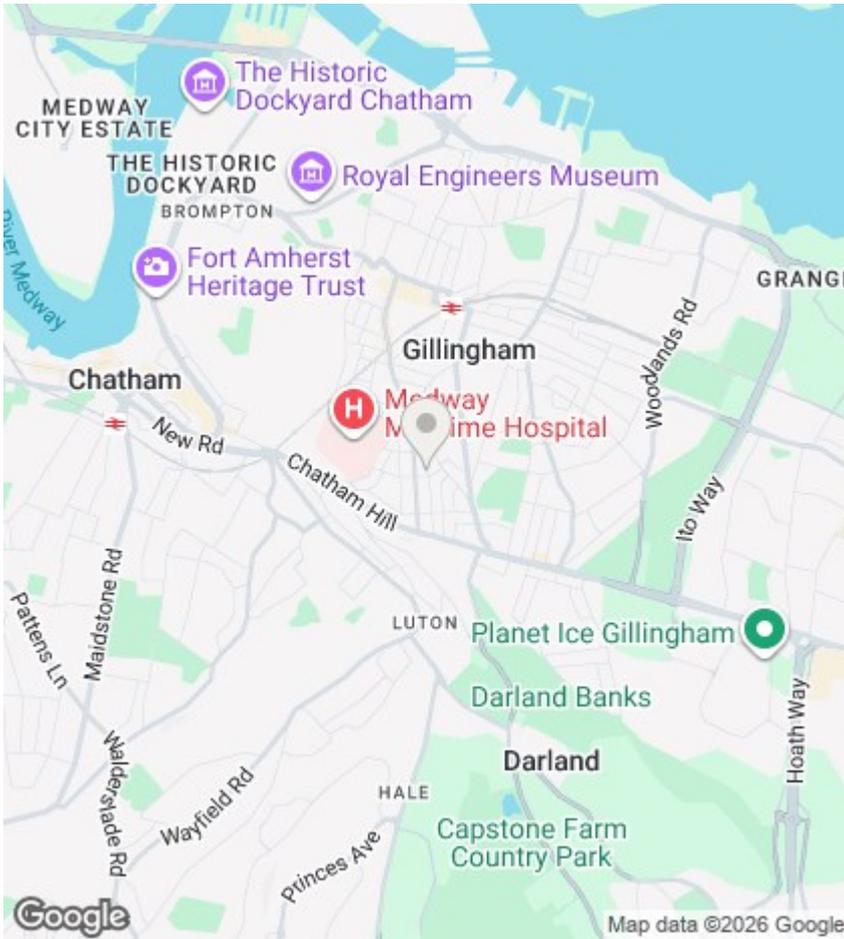
Low level W/C

Fully tiled walls

Heated towel rail

Exterior

There is a garden situated to the rear of this property, which is approached by an alleyway



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			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	