



# Seaview Road

Gillingham | ME7 4NH



# Seaview Road , Gillingham, ME7 4NH

Offered for sale is this wonderful two bedroom terraced property, ideally located in the sought after area of upper Gillingham.

Seaview Road's versatile accommodation comprises of; a separate lounge and dining room, kitchen space and usable cellar which is currently used as a games/cinema room by the current owners. To the rear of the property is a low maintenance garden with AstroTurf and lean to, the rear garden also provides back access to the property. The first floor offers two double bedrooms and a family bathroom accessed via the master bedroom.

Situated with fantastic access to a variety of local amenities and transport

- Two Double Bedrooms
- Cellar Room Ideal Games Room
- Down Stairs WC
- Rear Garden Access
- Central Gillingham Location
- Council Tax Band B

Offers Over £230,000





## Lounge

12'0" by 12'6" (3.66 by 3.813)

## Dining Room

9'9" by 11'11" (2.98 by 3.65)

## Kitchen

6'6" by 9'8" (2.00 by 2.96)

## Cellar

10'2" by 9'5" (3.107 by 2.884)

## Master Bedroom

11'11" by 10'0" (3.638 by 3.05)

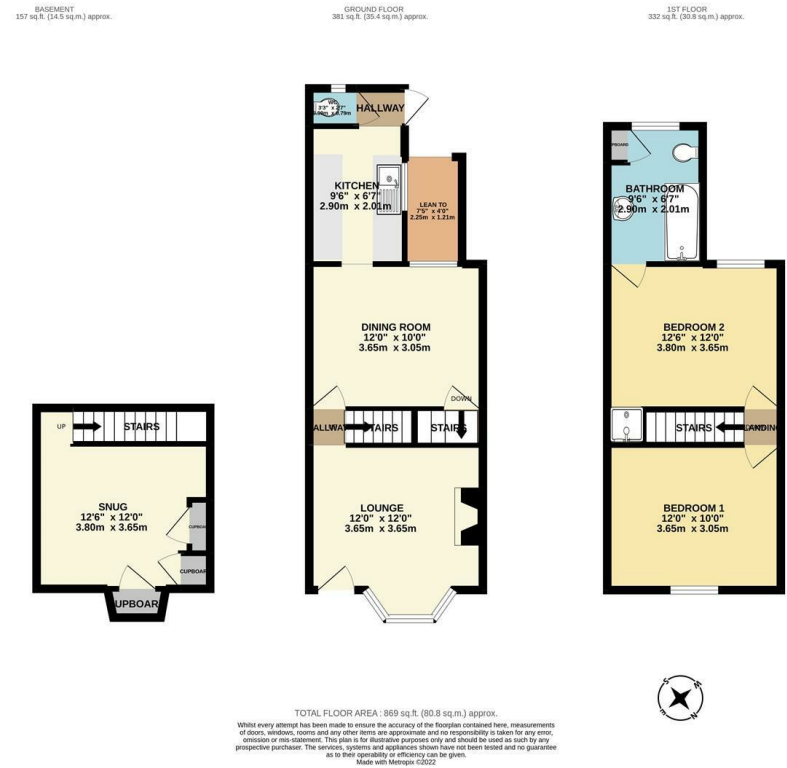
## Family Bathroom

9'3" by 6'7" (2.84 by 2.027)

## Bedroom Two

10'0" by 12'0" (3.057 by 3.675)





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		72	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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