



# Albany Road

Gillingham | ME7 4HS



REAL ESTATE

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# Albany Road , Gillingham, ME7 4HS

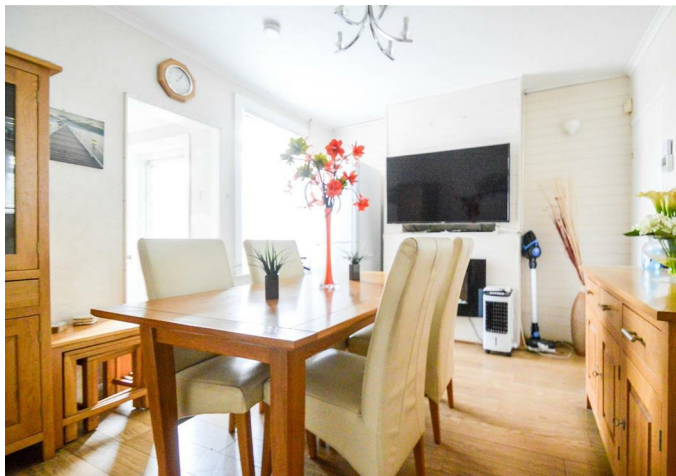
CR Real Estate are delighted to offer to the market with no onward chain this three-bedroom end-of-terrace family home, ideally situated in a popular residential location in Gillingham.

This property is an ideal first-time buy or investment opportunity, and has fantastic potential and appeal with the versatile living accommodation offered and the locality of the area.

The ground floor of this home comprises of a spacious lounge with feature fireplace, separate dining room, kitchen with integrated appliances and family bathroom. The first floor offers three well sized bedrooms, with the

- Three Bedroom End-of-terrace House
- Popular Location
- Enclosed Garden To Rear
- Council Tax Band B
- No Onward Chain
- Ideal First-time Buy
- EPC Grade D

£230,000



## Entrance Porch

## Lounge

12'4 x 9'10 (3.76m x 3.00m)

## Dining Room

13'7 x 10'10 (4.14m x 3.30m)

## Kitchen

8'10 x 7'10 (2.69m x 2.39m)

## Family Bathroom

7'10 x 5'10 (2.39m x 1.78m)

## Bedroom

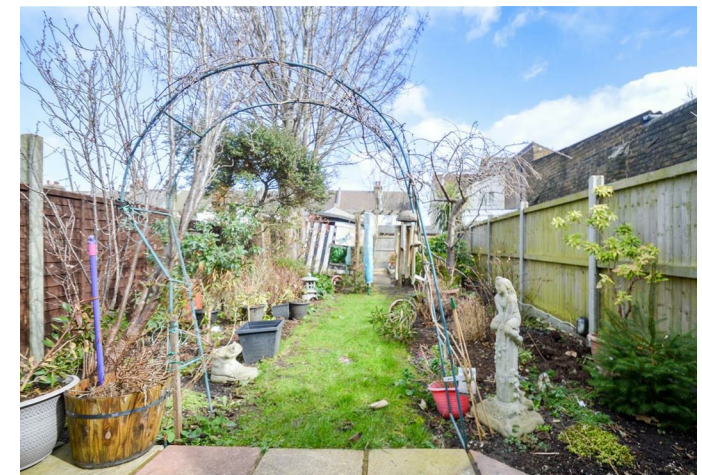
12'5 x 9'11 (3.78m x 3.02m)

## Bedroom

13'3 x 10'10 (4.04m x 3.30m)

## Bedroom

9'1 x 7'11 (2.77m x 2.41m)





18 - 20 High Street  
Gillingham  
Kent  
ME7 1BB

01634 570057

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.