



Mill Road, Gillingham ME7 1HL

Offers Over £170,000

CR Real Estate are pleased to offer for sale this two-bedroom terraced house, centrally located in the popular residential town of Gillingham.

Whilst this property does require some modernisation, it has fantastic potential for the lucky new owners with the living accommodation offered and the locality of the area. Alternatively this property would also make an ideal investment opportunity for any landlord.

Set over four floors, the ground floor of this unique home comprises of a lounge with feature fireplace and access to the cellar, kitchen/breakfast room which benefits from a recently added oven, hob and hood, and family bathroom. The first and second floors each offer a generously sized bedroom. Externally, this property benefits from a well sized enclosed rear garden with rear access.

Mill Road is well located within the area and benefits from a variety of local amenities, parks, leisure centres and schools close by including Oasis Academy Skinner Street, Burnt Oak Primary School and Children's Centre, Brompton Academy, and Brompton Westbrook Primary School. Additionally, this property is only 5 minutes' drive away from Medway Maritime Hospital; and is within a short distance of the MidKent College Gillingham Campus, University of Greenwich Medway Campus and Canterbury Christ Church University Medway Campus for those who are studying. For commuters, Gillingham train station is within 10 minutes' walk away and offers fantastic railway links to the surrounding areas and London.



Lounge

Kitchen

Bathroom


WC


Cellar

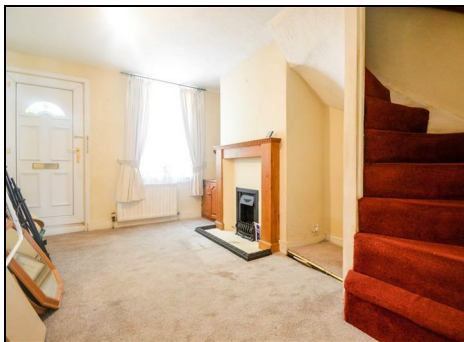
First Floor Bedroom One

Second Floor Bedroom Two

External Rear Garden

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 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC 	



ESTATE AGENCY : REDEFINED

