



**Gillingham Road**  
Gillingham | ME7 4QU





# Gillingham Road , Gillingham, ME7 4QU

CR Real Estate are delighted to offer for sale this spacious Victorian three-bedroom property located in the popular town of Gillingham.

This home benefits from a spacious and versatile layout with an abundance of potential and appeal to the new owners. The ground floor of this home comprises of a large and spacious lounge with bay window, extended kitchen/breakfast room with access to the rear garden, and downstairs shower room. The first floor offers a landing space, three bedrooms, and a cloakroom. Additionally, this home benefits from a well sized rear garden and a cellar space.

- Spacious Family Home
- Three Bedrooms
- Extended Kitchen/Breakfast Room
- Cellar
- Ground Floor Shower Room
- Close To Town Centre
- Enclosed Garden To Rear

Offers Over £240,000





## Entrance Porch

## Living Room

24'4 x 13'7 (7.42m x 4.14m)

## Kitchen/Breakfast Room

13'7 x 17'7 (4.14m x 5.36m)

## Shower Room

7'3 x 5'6 (2.21m x 1.68m)

## Bedroom

13'7 x 11'9 (4.14m x 3.58m)

## Bedroom

12'2 x 8'6 (3.71m x 2.59m)

## Bedroom

11'4 x 8'0 (3.45m x 2.44m)

## Cloakroom

6'2 x 4'10 (1.88m x 1.47m)





**REAL ESTATE**  
ESTATE AGENCY : REDEFINED

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.