



£280,000

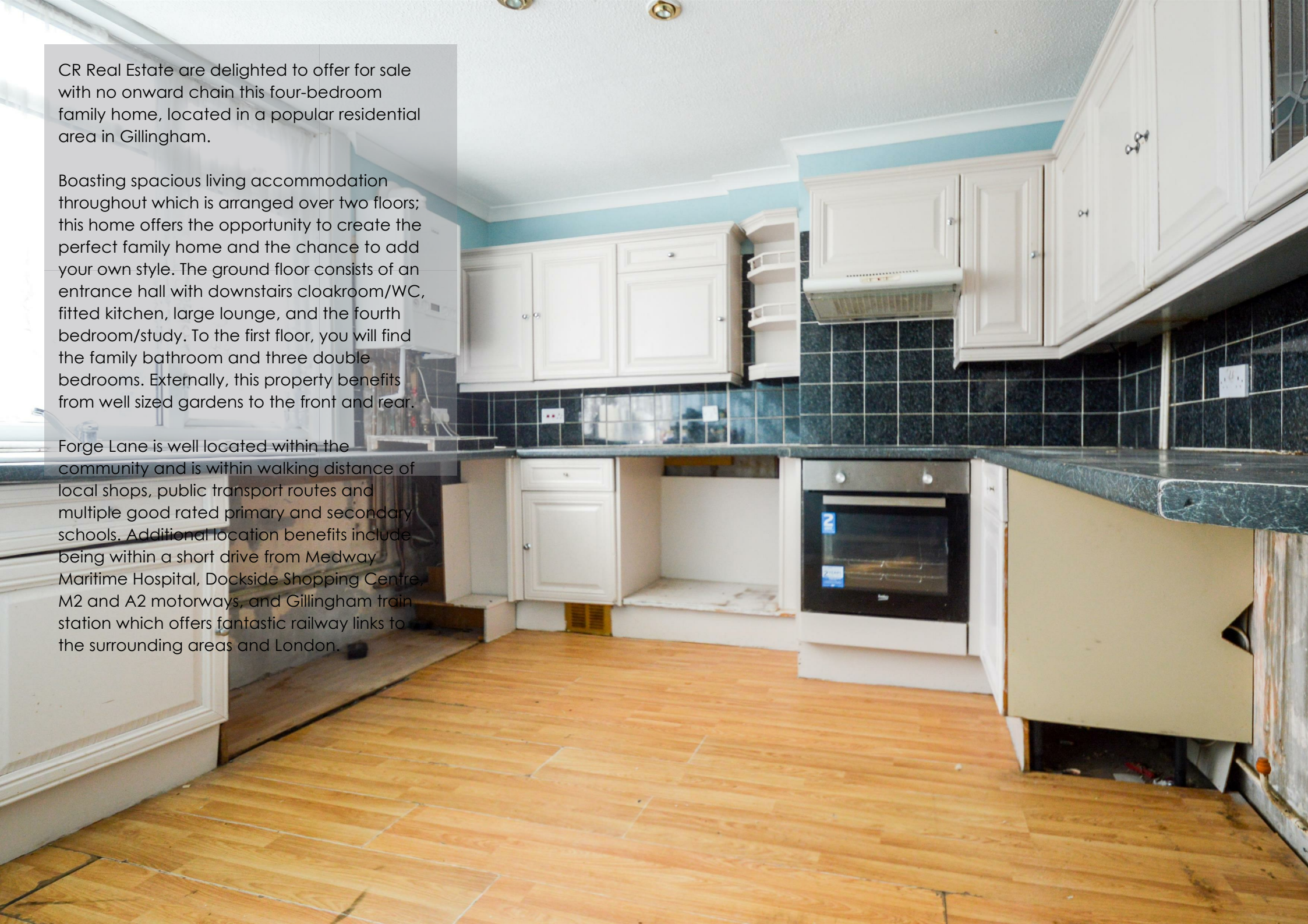
Forge Lane

Gillingham | ME7 1UG

CR Real Estate are delighted to offer for sale with no onward chain this four-bedroom family home, located in a popular residential area in Gillingham.

Boasting spacious living accommodation throughout which is arranged over two floors; this home offers the opportunity to create the perfect family home and the chance to add your own style. The ground floor consists of an entrance hall with downstairs cloakroom/WC, fitted kitchen, large lounge, and the fourth bedroom/study. To the first floor, you will find the family bathroom and three double bedrooms. Externally, this property benefits from well sized gardens to the front and rear.

Forge Lane is well located within the community and is within walking distance of local shops, public transport routes and multiple good rated primary and secondary schools. Additional location benefits include being within a short drive from Medway Maritime Hospital, Dockside Shopping Centre, M2 and A2 motorways, and Gillingham train station which offers fantastic railway links to the surrounding areas and London.



Living Room

14'4 x 14'3 (4.37m x 4.34m)

Kitchen

10'10 x 10'8 (3.30m x 3.25m)

Study/Bedroom 4

11'3 x 5'11 (3.43m x 1.80m)

Cloakroom/WC

5'9 x 3'3 (1.75m x 0.99m)

Bedroom

14'6 x 11'0 (4.42m x 3.35m)

Bedroom

11'11 x 10'7 (3.63m x 3.23m)

Bedroom

11'7 x 9'4 (3.53m x 2.84m)

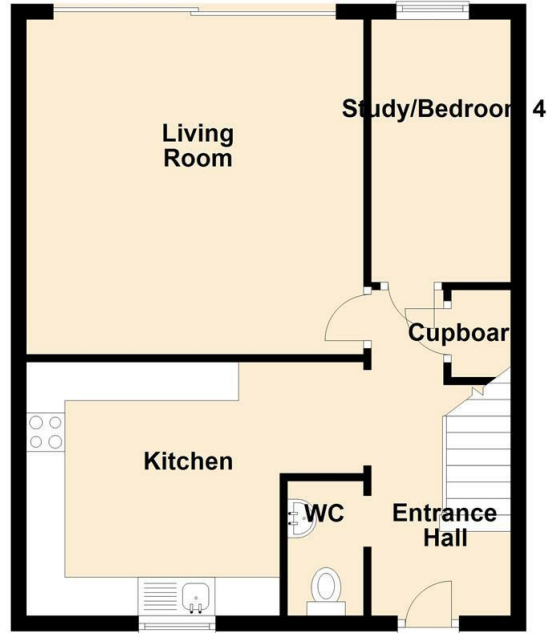
Family Bathroom

7'9 x 8'5 (2.36m x 2.57m)



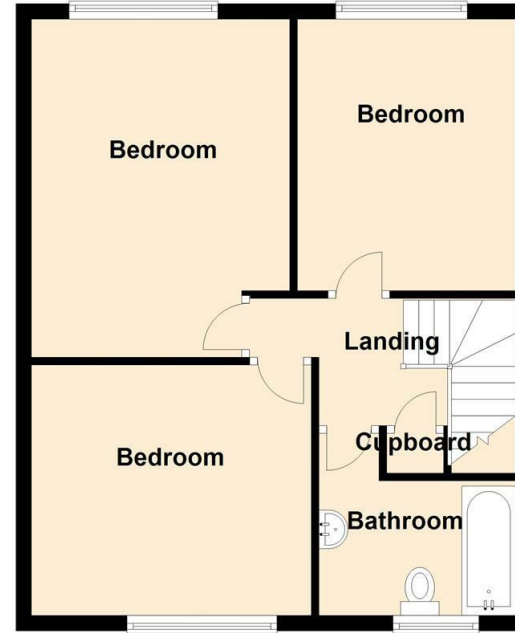
Ground Floor

Approx. 48.7 sq. metres (524.2 sq. feet)

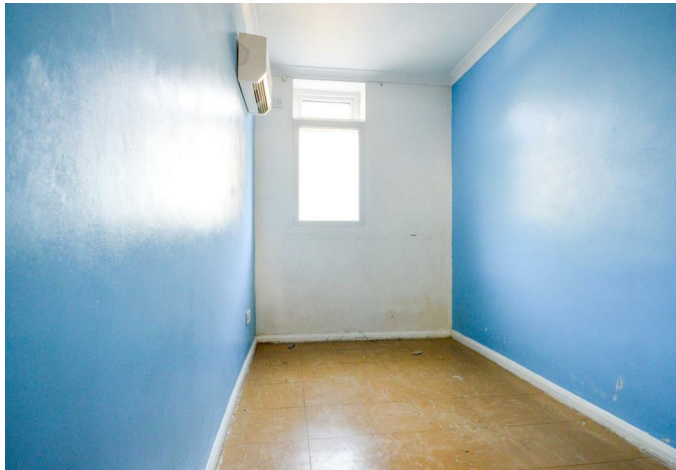


First Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



Total area: approx. 97.4 sq. metres (1048.4 sq. feet)







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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	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.