



**Hanway**

Gillingham | ME8 6AL



**REAL ESTATE**

ESTATE AGENCY · REDEFINED



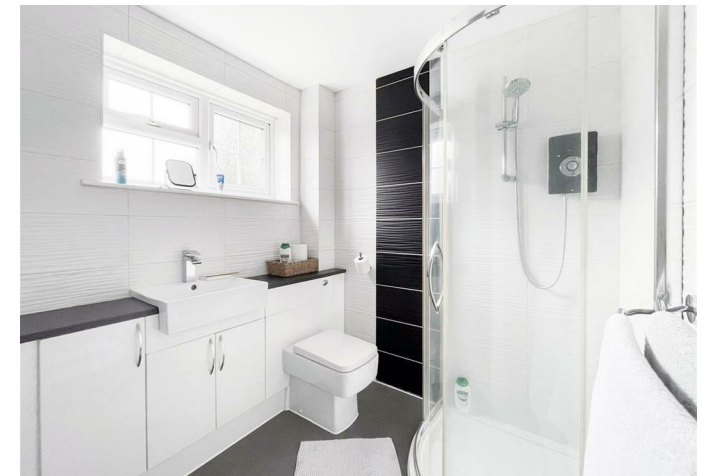
# Hanway , Gillingham, ME8 6AL

CR Real Estate are pleased to present this charming one-bedroom starter home located in a popular area of Gillingham, now available for sale with no onward chain. Whether you're a first-time buyer looking to take your first step onto the property ladder or an investor looking to add to your portfolio, this property offers an exciting opportunity.

Upon entering the home, you'll find a cozy lounge area, and adjacent to the lounge is a separate fitted kitchen with storage cupboard. Ascending to the first floor, you'll discover a shower room and generously sized double bedroom complete with a built-in wardrobe. Additionally, allocated parking adds an extra bonus to this charming property.

- 1 Bedroom Starter Home
- Allocated Parking Space
- Modern Decor
- Popular Location
- Ideal for First-Time Buyers
- No Onward Chain
- Fitted Kitchen
- Call Now to View

£220,000



## Lounge

12'10 x 9'0 (3.91m x 2.74m)

## Kitchen

9'5 x 6'10 (2.87m x 2.08m)

## Bedroom

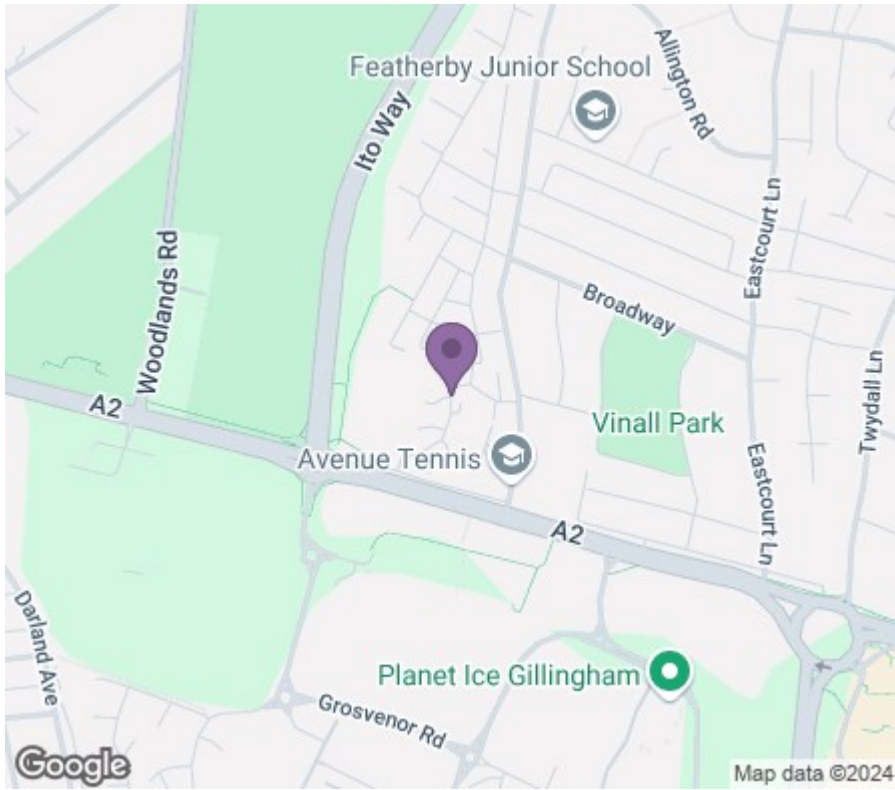
12'10 x 7'10 (3.91m x 2.39m)

## Shower Room

6'6 x 6'0 (1.98m x 1.83m)

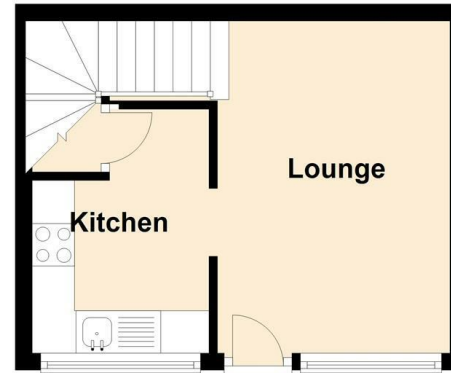






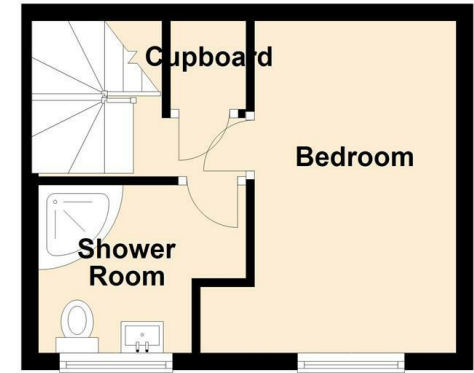
### Ground Floor

Approx. 19.3 sq. metres (207.8 sq. feet)



### First Floor

Approx. 19.3 sq. metres (207.8 sq. feet)



Total area: approx. 38.6 sq. metres (415.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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 <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	

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.