



**Barnsole Road**

Gillingham | ME7 4JB



**REAL ESTATE**

ESTATE AGENCY : REDEFINED



## Barnsole Road , Gillingham, ME7 4JB

Discover this stunning three-bedroom semi-detached property situated in a sought-after area in Gillingham. This ideal family home in Barnsole Road is a must-view property with spacious rooms and a well-thought-out layout.

The ground floor boasts a large lounge with bay front window, a separate dining area perfect for entertaining, and a fitted kitchen that leads to a bright and airy conservatory. Additionally, there is a convenient downstairs cloakroom/WC, making it perfect for guests and everyday family life. Moving to the first floor, you will find three generously sized bedrooms, and the well-maintained family bathroom with a separate WC.

Externally, this home continues to impress with its enclosed rear garden, providing a secure and private outdoor area ideal for relaxation. The garden also features a large shed, offering plenty of storage for gardening tools and outdoor equipment. Additionally, at the front of the property, there is off-street parking.

This property combines comfort, practicality, and charm, making it a must-see in Gillingham, call us today to arrange your appointment to view.

£350,000





## Entrance Hall

## Lounge

12'9 x 12'0 (3.89m x 3.66m)

## Dining Room

13'11 x 11'3 (4.24m x 3.43m)

## Kitchen

10'5 x 7'4 (3.18m x 2.24m)

## Conservatory

9'6 x 6'9 (2.90m x 2.06m)

## Cloakroom/WC

5'4 x 2'5 (1.63m x 0.74m)

## Bedroom

14'0 x 11'3 (4.27m x 3.43m)

## Bedroom

12'0 x 10'5 (3.66m x 3.18m)

## Bedroom

8'7 x 7'9 (2.62m x 2.36m)

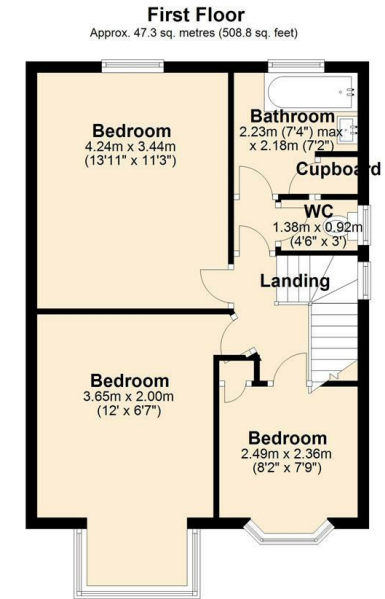
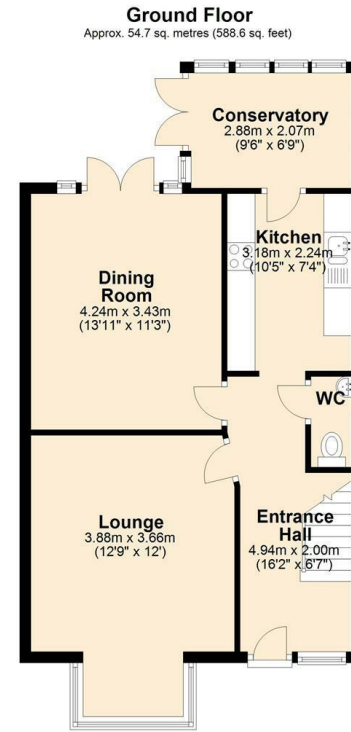
## Family Bathroom

7'4 x 7'2 (2.24m x 2.18m)

## Cloakroom

4'6 x 3'0 (1.37m x 0.91m)





Total area: approx. 101.9 sq. metres (1097.3 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(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	

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