



**St. Johns Road**

Gillingham | ME7 5NB



**REAL ESTATE**

ESTATE AGENCY · REDEFINED



# St. Johns Road , Gillingham, ME7 5NB

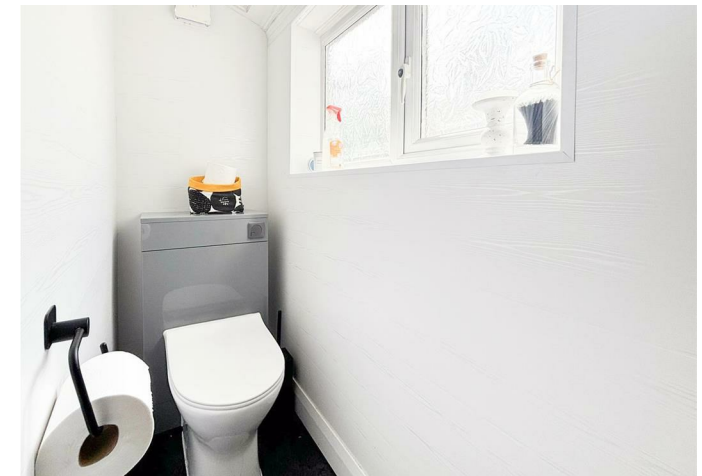
Welcome to this delightful two-bedroom terrace property on St. Johns Road, nestled in a sought-after residential area of Gillingham.

Internally, the home offers a warm and inviting lounge that leads into a spacious kitchen/breakfast room. The ground floor also features a versatile study area, ideal for working from home, with a convenient cloakroom and utility area. On the first floor, you will find two generously sized double bedrooms, and the modern shower room.

Outside, the property boasts an enclosed rear garden that is both low maintenance and private, creating a perfect space for entertaining or simply unwinding after a long day.

This well-maintained property is designed to meet the needs of contemporary living while retaining the charm of a traditional terrace home. Whether you're a first-time buyer or looking to downsize, this property has so much to offer. Don't miss the opportunity to make this house your new home, call our team today to arrange your viewing.

Offers Over £250,000





## Lounge

12'2 x 10'2 (3.71m x 3.10m)

## Kitchen-Diner

12'2 x 10'1 (3.71m x 3.07m)

## Study Area

9'3 x 7'3 (2.82m x 2.21m)

## Utility

6'4 x 4'6 (1.93m x 1.37m)

## Cloakroom/WC

6'3 x 2'2 (1.91m x 0.66m)

## Bedroom

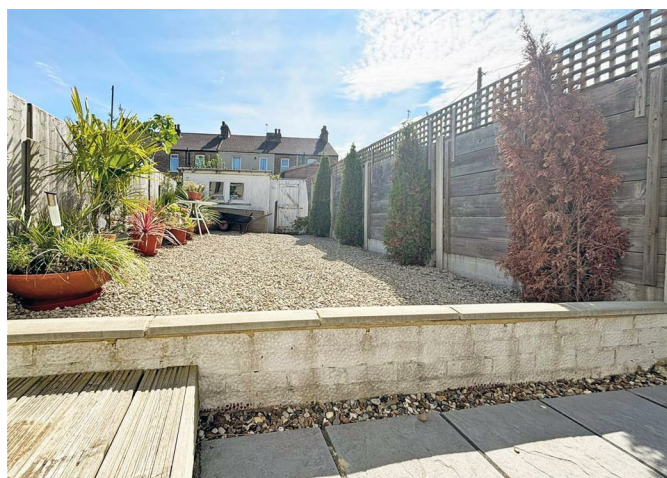
12'3 x 10'3 (3.73m x 3.12m)

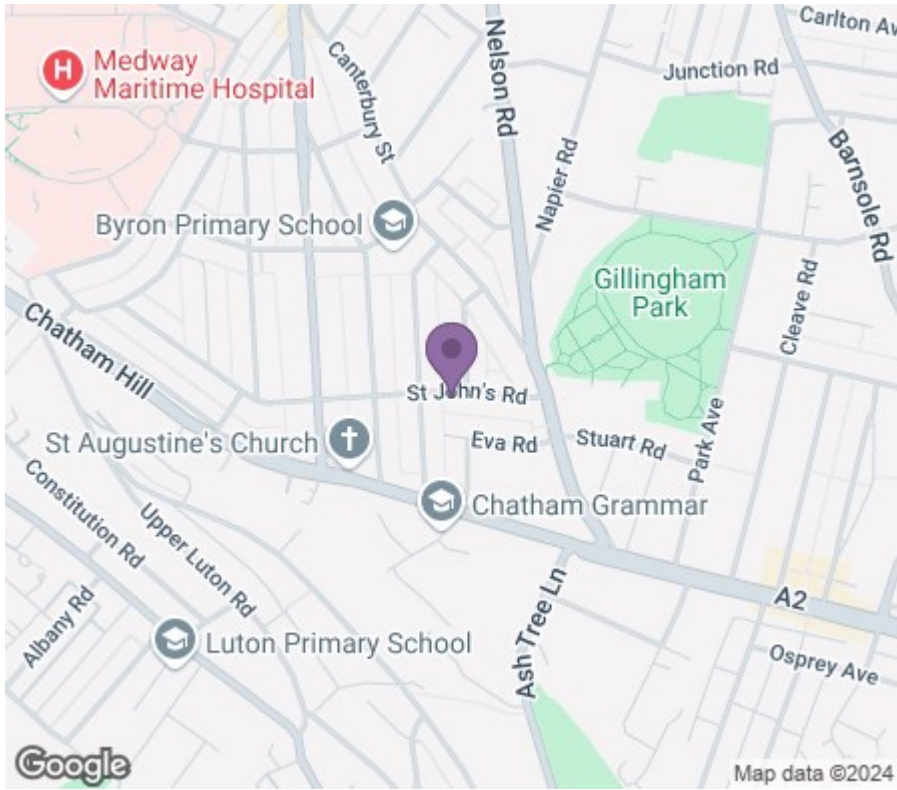
## Bedroom

10'2 x 9'5 (3.10m x 2.87m)

## Shower Room

9'5 x 7'4 (2.87m x 2.24m)





**Ground Floor**

Approx. 39.1 sq. metres (420.6 sq. feet)



**First Floor**

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 72.6 sq. metres (781.0 sq. feet)



18 - 20 High Street  
Gillingham  
Kent  
ME7 1BB

01634 570057

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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>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.