



**Gardiner Street**  
Gillingham | ME7 1DW





# Gardiner Street , Gillingham, ME7 1DW

Welcome to this newly redecorated two-bedroom home offered for sale with no onward chain. This property offers an excellent opportunity for first-time buyers or buy-to-let investors, thanks to its ample space and a neutral décor throughout.

The ground floor includes a spacious lounge, separate dining room with access to the cellar, a fitted kitchen, and family bathroom. Upstairs, there are two good sized bedrooms. Additionally, the property includes a useful cellar for extra storage space. Externally, this home boasts a good-sized garden at the rear.

- Two Bedroom House
- Ideal for First-Time Buyers
- Near to Train Station
- Storage Cellar
- Newly Redecorated
- BTL Investment Opportunity
- Near to Town Centre
- No Onward Chain

£230,000



## Lounge

12'0" x 12'0" (3.66 x 3.66)

## Dining Room

12'0" x 9'7" (3.66m x 2.94m)

## Kitchen

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

## Bathroom

6'1" x 5'10" (1.86 x 1.80)

## Bedroom 1

11'10" x 10'11" (3.62 x 3.33)

## Bedroom 2

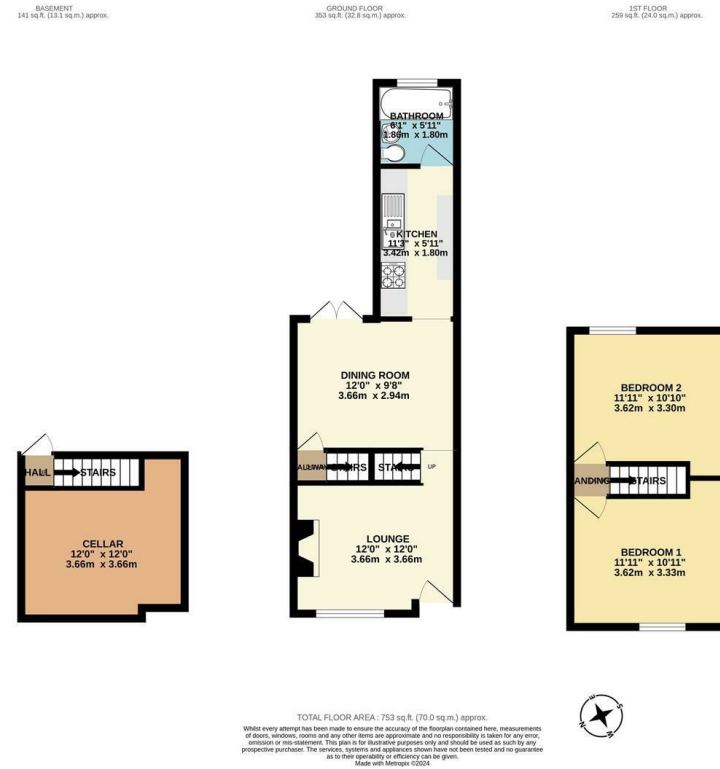
11'10" x 10'11" (3.62 x 3.33)

## Cellar

12'0" x 12'0" (3.66 x 3.66)







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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	

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