



# Byron Road

Gillingham | ME7 5QH



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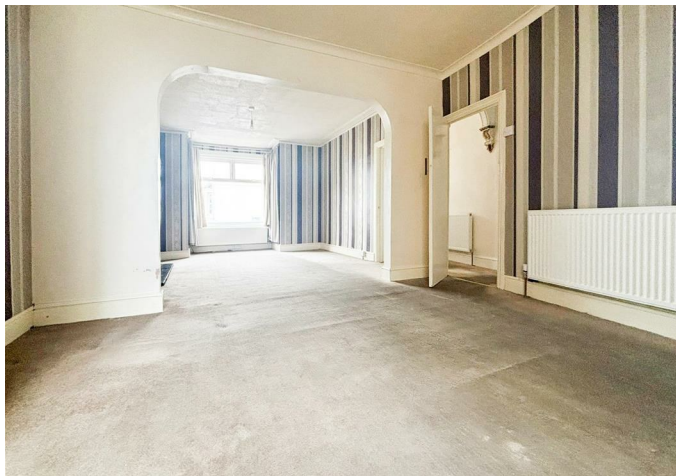
# Byron Road , Gillingham, ME7 5QH

Welcome to Byron Road, a fantastic opportunity now on the market with no onward chain. This spacious four-bedroom property is located in the highly desirable Poets Corner area of Gillingham, and would make for the perfect family home, thanks to its excellent location near popular local schools.

The ground floor features a generously sized living area, a modern kitchen with a separate utility room, and a convenient cloakroom/WC. On the first floor, you will find three well-sized bedrooms along with a separate shower room. The second floor adds to the property's appeal with a spacious double bedroom, ideal for an older child or as a guest room. Additionally, the property includes a useful cellar, perfect for extra storage or as a potential hobby space. Externally, the home boasts a low-maintenance rear garden, and a garage with parking area.

Don't miss out on this brilliant opportunity to make this your new home, call us today to arrange your viewing appointment and see all that this wonderful property has to offer.

£300,000



Hallway

Lounge/Diner

23'3 x 12'9 (7.09m x 3.89m)

Kitchen

11'1 x 8'2 (3.38m x 2.49m)

Utility Area/WC

Cellar

11'5 x 10'4 (3.48m x 3.15m)

Bedroom One

18'2 x 11'7 (5.54m x 3.53m)

Bedroom Two

10'8 x 11'8 (3.25m x 3.56m)

Bedroom Three

11'8 x 8'4 (3.56m x 2.54m)

Shower Room

5'7 x 5'3 (1.70m x 1.60m)

Bedroom Four

15'5 x 12'1 (4.70m x 3.68m)

Garage





Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	61
(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		37	53
(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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