



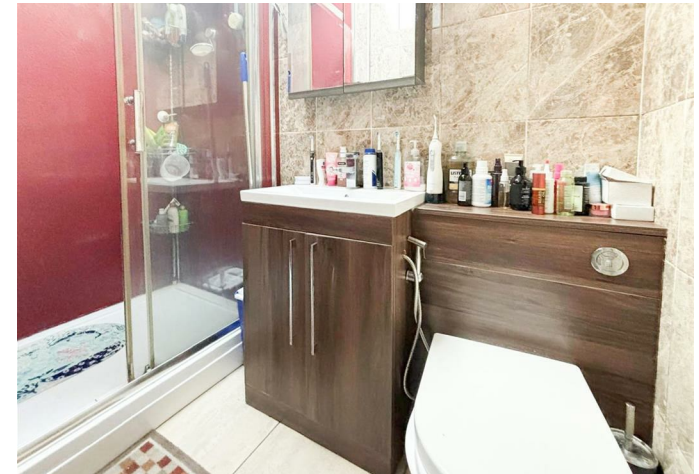
**St. Marys Road**  
Gillingham | ME7 1JJ

## St. Marys Road , Gillingham, ME7 1JJ

CR Real Estate are delighted to offer for sale this Three separate bedroom family home situated a short walk from Gillingham Town Centre. We feel this property would be a great first time purchase. Internally the property offers an open plan living area with separate dining space, fitted kitchen and shower room to the ground floor. The first floor has three separate bedrooms with the master having built in wardrobes. There is also a useful cellar. Externally, there is an enclosed garden to the rear with a brick built shed. Please call us now to arrange your appointment to view.

- Three Bedroom End Terrace
- Close To Gillingham Town Centre
- Cellar
- Separate Bedrooms
- Open Plan Living Area
- Rear Garden
- Popular Location
- Call Now To View

Offers Over £240,000



## Entrance Porch

## Living Area

12'7 x 10'8 (3.84m x 3.25m)

## Dining Area

12'7 x 12'0 (3.84m x 3.66m)

## Kitchen

9'4 x 7'4 (2.84m x 2.24m)

## Shower Room

7'1 x 4'3 (2.16m x 1.30m)

## Lean To

7'11 x 4'7 (2.41m x 1.40m)

## Bedroom

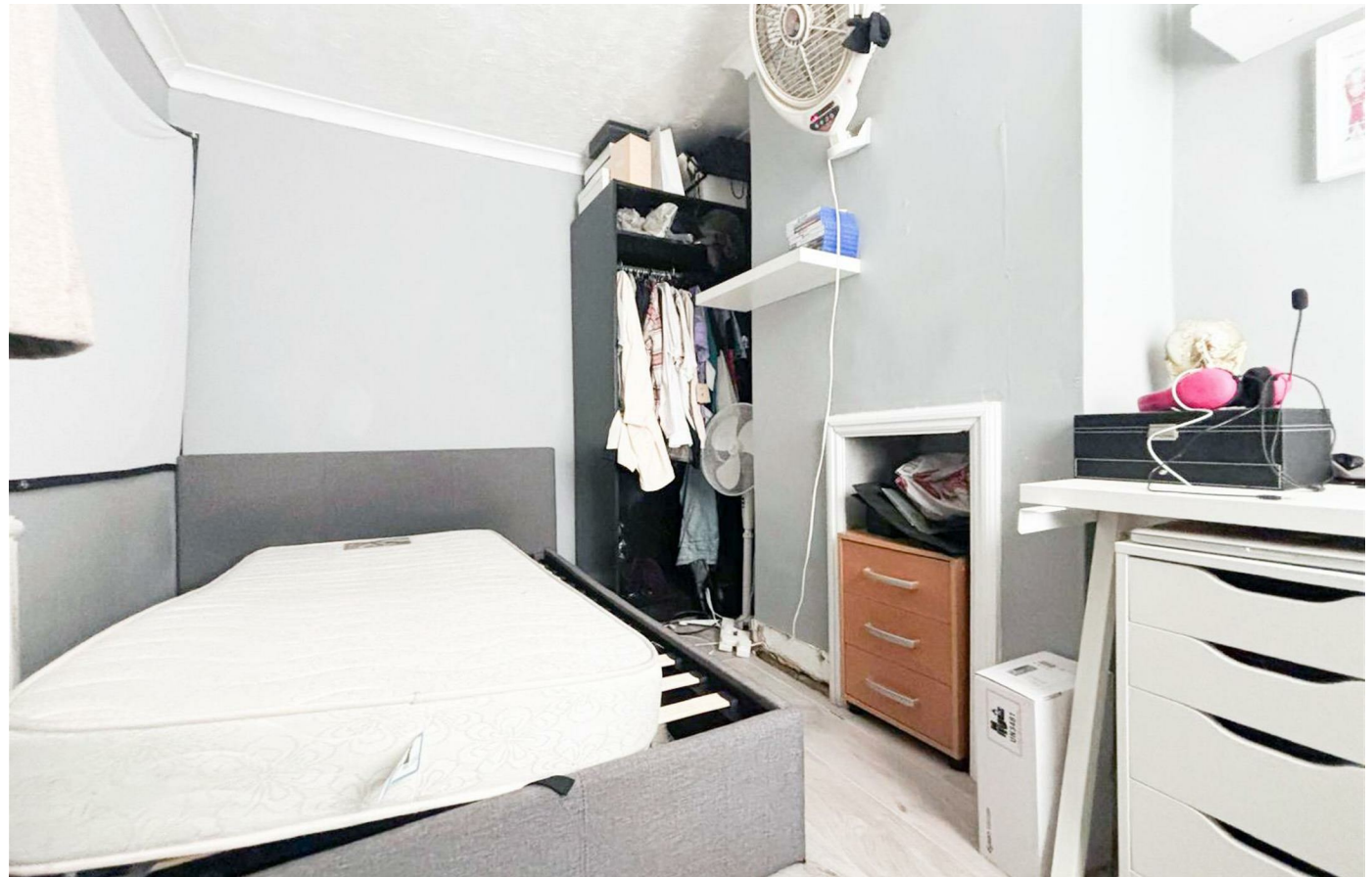
12'7 x 11'6 (3.84m x 3.51m)

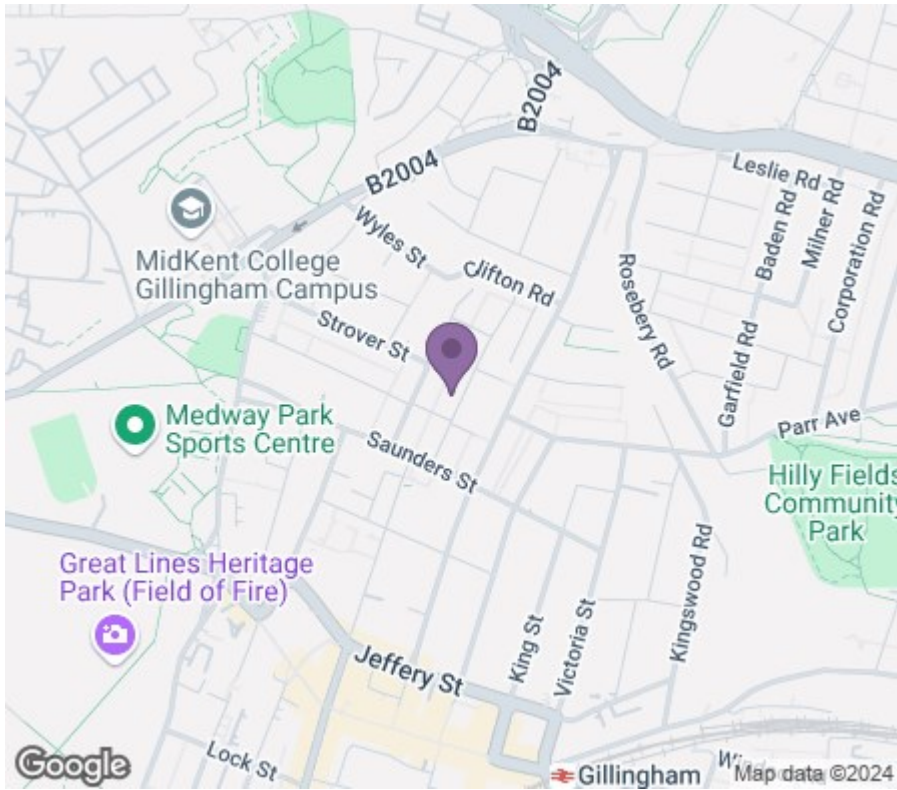
## Bedroom

12'1 x 7'10 (3.68m x 2.39m)

## Bedroom

9'3 x 7'4 (2.82m x 2.24m)





Total area: approx. 88.6 sq. metres (953.4 sq. feet)



18 - 20 High Street  
Gillingham  
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ME7 1BB  
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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			
(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	

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.