



REAL ESTATE
ESTATE AGENCY : REDEFINED

Charter Street
Gillingham | ME7 1NG



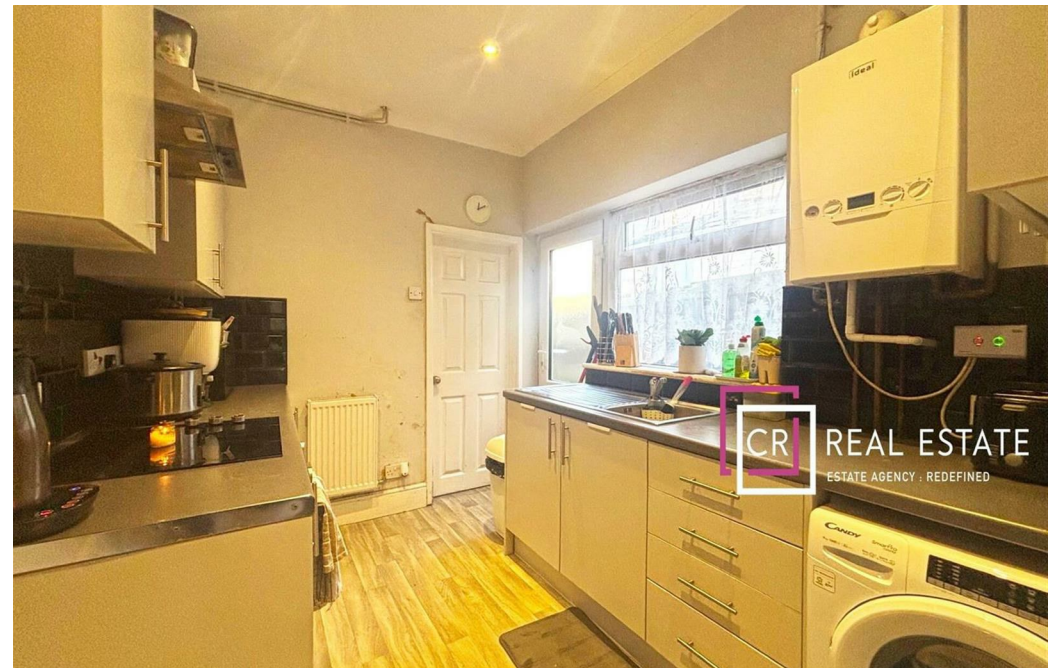
Charter Street , Gillingham, ME7 1NG

£230,000

THIS WELL-PRESENTED 3 BEDROOM HOUSE IS IDEAL FOR FIRST-TIME BUYERS AND GROWING FAMILIES, AS THE 3RD BEDROOM IS ACCESSED VIA THE 2ND BEDROOM, OFFERING FLEXIBILITY FOR USE AS A NURSEY, GUEST ROOM OR OFFICE.

THE GROUND FLOOR CONSISTS OF A LIVING ROOM, SEPARATE DINING ROOM, MODERN FULLY-FITTED KITCHEN THAT LEADS

- Ideal First-Time Buy
- No Onward Chain
- Useful Storage Cellar
- Enclosed Garden
- Near to Train Station
- Near to Town Centre
- Investment Opportunity
- Call Today to View



Lounge

12'2" x 9'11" (3.71m x 3.02m)

Bay window to front. Laminate flooring.
Radiator

Dining Room

12'2" x 10' (3.71m x 3.05m)

Window to rear. Laminate flooring.
Radiator. Access to cellar and kitchen.

Kitchen

10'0" x 7'5" (3.05m x 2.26m)

Window to side. Range of base and wall
units. Integrated cooker and oven. Combi-
Boiler. Laminate flooring. Radiator. Access
to bathroom and garden

Bathroom

8'0" x 7'4" (2.44m x 2.24m)

Window to rear. Tiled flooring. 3 piece
bathroom suite.

Bedroom 1

12'2" x 10'0" (3.71m x 3.05m)

Window to front. Carpet. Radiator. Built-In
cupboard

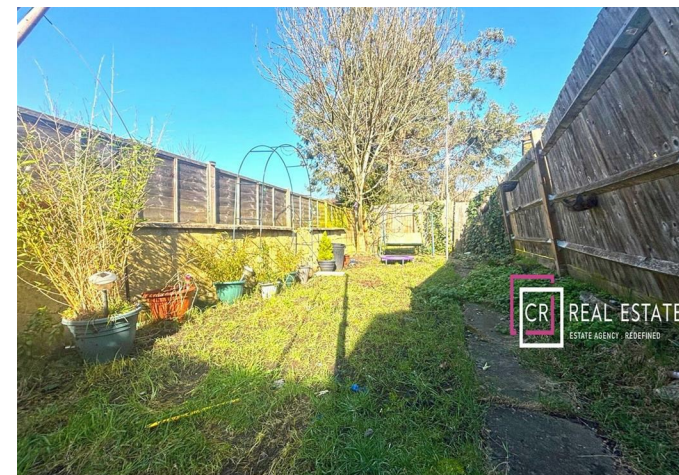
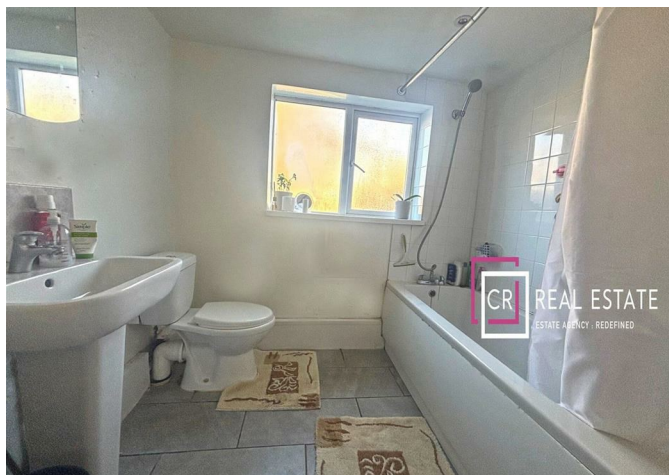
Bedroom 2

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

Window to rear. Carpet. Radiator. Access
to Bedroom 3

Bedroom 3

10'0" x 7'6" (3.05m x 2.29m)



Window to rear. Carpet. Radiator



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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 | | |
| | 67 | 86 |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| | | |
| England & Wales | | EU Directive 2002/91/EC |



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