



Offers Over £275,000

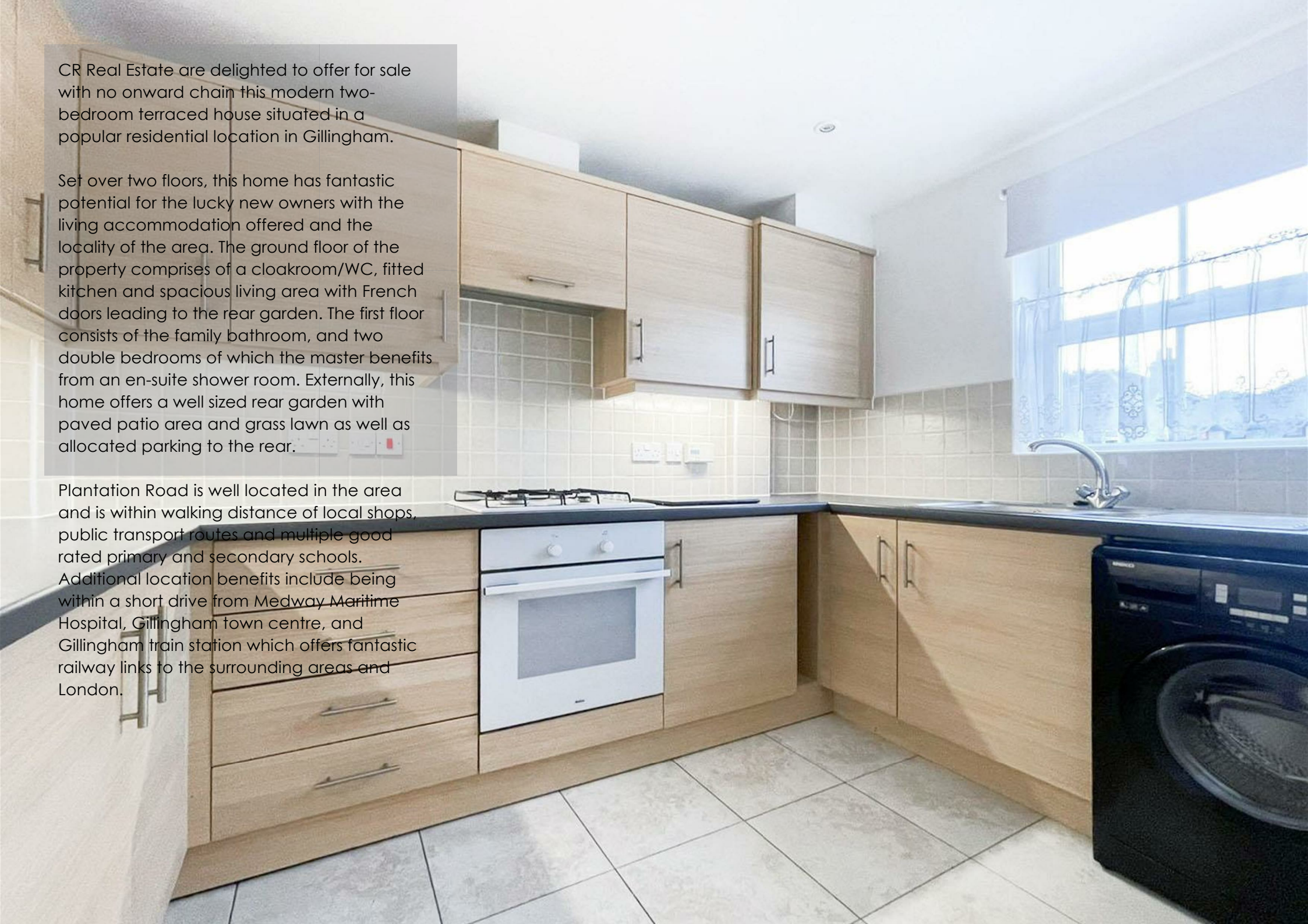
Plantation Road

Gillingham | ME7 2JA

CR Real Estate are delighted to offer for sale with no onward chain this modern two-bedroom terraced house situated in a popular residential location in Gillingham.

Set over two floors, this home has fantastic potential for the lucky new owners with the living accommodation offered and the locality of the area. The ground floor of the property comprises of a cloakroom/WC, fitted kitchen and spacious living area with French doors leading to the rear garden. The first floor consists of the family bathroom, and two double bedrooms of which the master benefits from an en-suite shower room. Externally, this home offers a well sized rear garden with paved patio area and grass lawn as well as allocated parking to the rear.

Plantation Road is well located in the area and is within walking distance of local shops, public transport routes and multiple good rated primary and secondary schools. Additional location benefits include being within a short drive from Medway Maritime Hospital, Gillingham town centre, and Gillingham train station which offers fantastic railway links to the surrounding areas and London.



Entrance Hall

Kitchen

10'3 x 7'2 (3.12m x 2.18m)

Living Room

16'0 x 13'11 (4.88m x 4.24m)

Bedroom

9'10 x 9'2 (3.00m x 2.79m)

En Suite Shower Room

10'11 x 3'8 (3.33m x 1.12m)

Bedroom

11'8 x 9'0 (3.56m x 2.74m)

Family Bathroom

5'11 x 5'5 (1.80m x 1.65m)



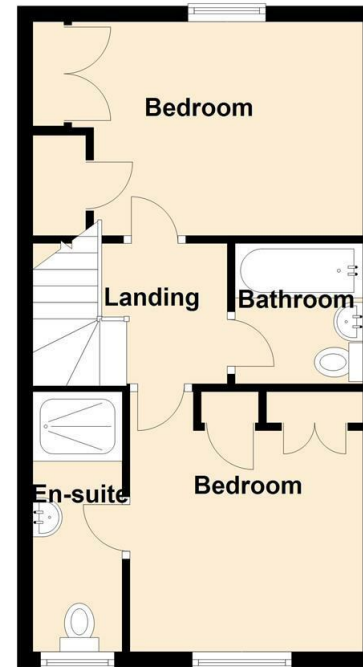
Ground Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



First Floor

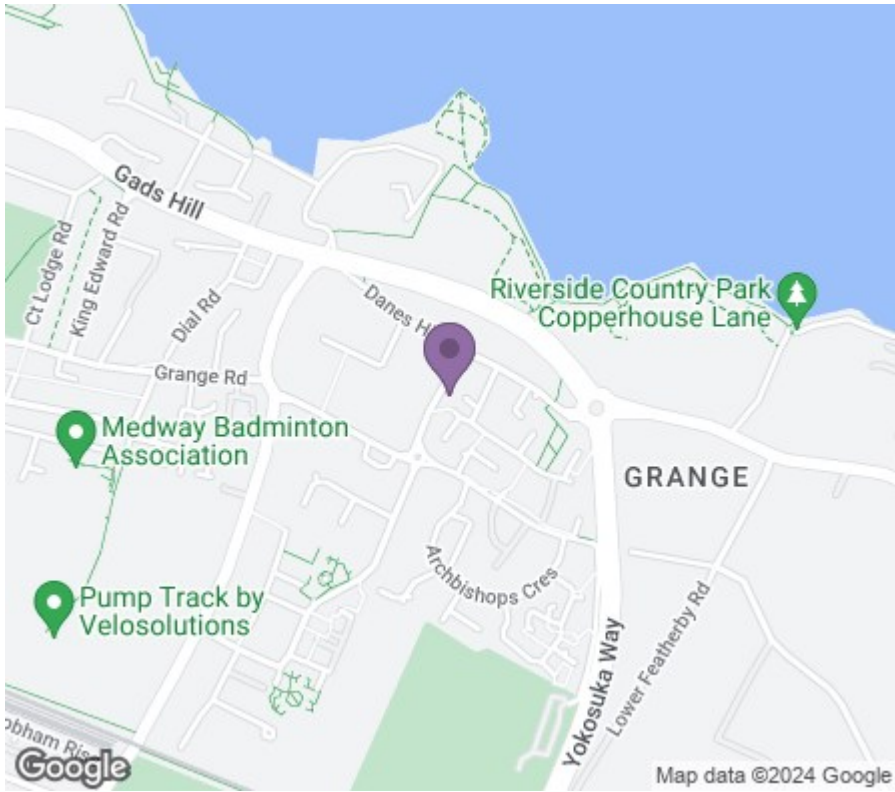
Approx. 34.3 sq. metres (369.7 sq. feet)



Total area: approx. 68.7 sq. metres (739.4 sq. feet)







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(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 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	



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.