



Embassy Close
Gillingham | ME7 3EN



Embassy Close , Gillingham, ME7 3EN

CR Real Estate are pleased to present this charming two-bedroom property located in the sought-after residential area of Darland View. Offered for sale with no onward chain, this home presents an excellent opportunity for prospective buyers with its desirable features and prime location.

Internally, the home boasts an entrance hall, fitted kitchen, and spacious living room with access to the rear garden. Ascending to the first floor, you will find a landing space with storage cupboard, two generously sized bedrooms, and the family bathroom.

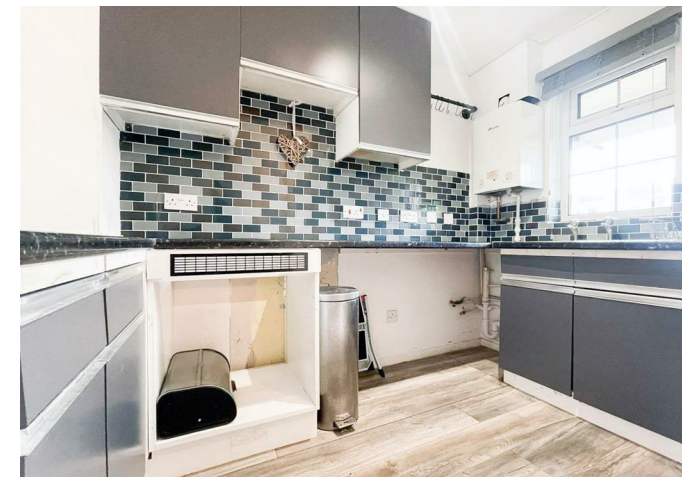
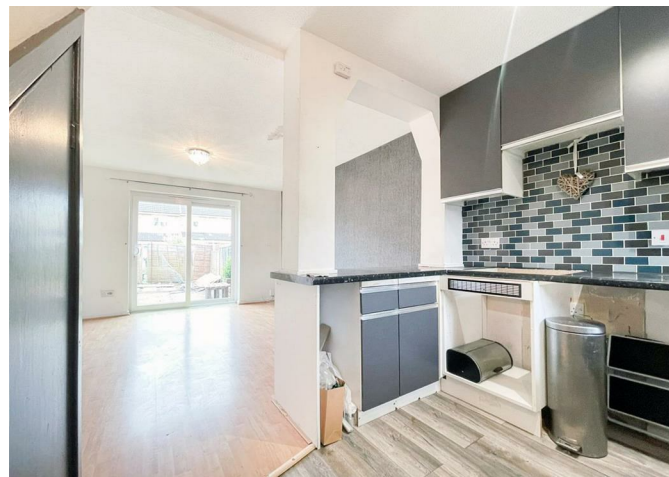
Externally, the property offers allocated parking for two cars at the front, plus a well sized enclosed rear garden, perfect for enjoying in the warmer months.

Situated in Gillingham, you will benefit from an array of local amenities, including local schools, shops, sports clubs and parks. As well as excellent transport links by car and bus for easy access to surrounding local towns.

Don't miss out on the opportunity to make this your new home, contact us today to arrange your viewing appointment!



Offers Over £260,000



Living Room

15'4 x 11'7 (4.67m x 3.53m)

Kitchen

8'0 x 5'1 (2.44m x 1.55m)

Bedroom

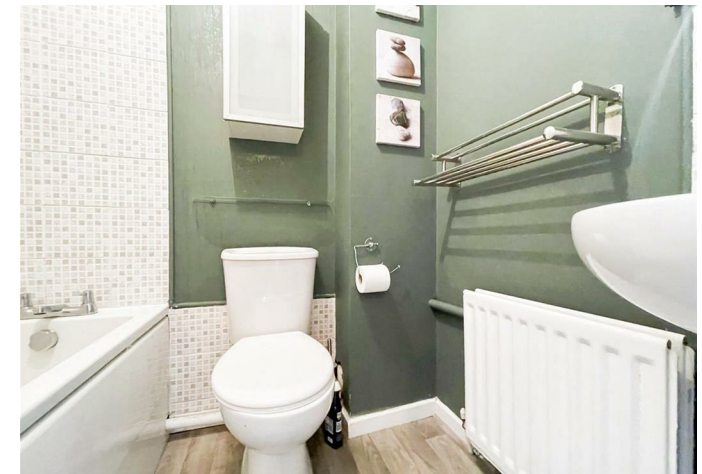
11'7 x 8'2 (3.53m x 2.49m)

Bedroom

8'8 x 8'3 (2.64m x 2.51m)

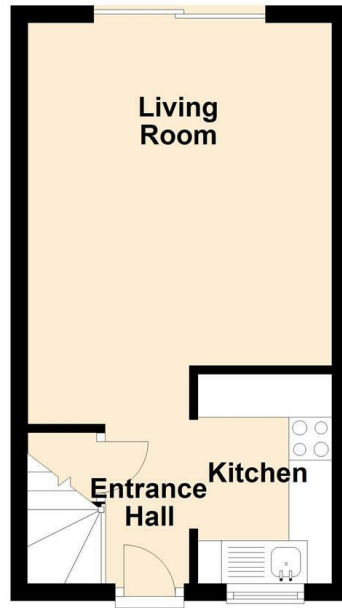
Bathroom

5'11 x 5'6 (1.80m x 1.68m)

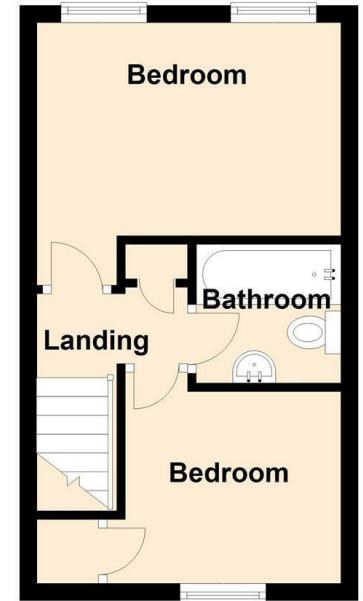




Ground Floor
Approx. 23.1 sq. metres (248.5 sq. feet)



First Floor
Approx. 23.1 sq. metres (248.4 sq. feet)



Total area: approx. 46.2 sq. metres (496.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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			89
(81-91) B			
(69-80) C		72	
(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.