



Monmouth Close
Gillingham | ME8 7BQ



Monmouth Close , Gillingham, ME8 7BQ

Welcome Monmouth Close! This delightful three-bedroom family home is located in the popular area of Rainham within Gillingham and is perfect for first-time buyers or any growing family.

The ground floor of this property offers an entrance porch, spacious lounge to the front, and kitchen/diner to the rear of the home offering access to the garden. The first floor comprises of three well sized bedrooms, and the family bathroom. Externally this home benefits from off street parking to the rear plus a generously sized rear garden with decking area and grass lawn.

Monmouth Close is well located within the area and you will benefit from being within walking distance from a variety of local amenities, including shops, restaurants and popular local primary and secondary schools. As well as excellent transport links by train, car, and bus for easy access to surrounding towns, as well as the M2/A2/M20 for quick connections to London and the Kent coast.

Don't miss out on the fantastic opportunity to make this your new home. Contact us today to book your viewing and experience all that this property has to offer.

Offers Over £290,000



Entrance Porch

Living Room

14'8 x 13'0 (4.47m x 3.96m)

Kitchen/Diner

14'8 x 9'11 (4.47m x 3.02m)

Bedroom

14'5 x 8'5 (4.39m x 2.57m)

Bedroom

9'3 x 8'5 (2.82m x 2.57m)

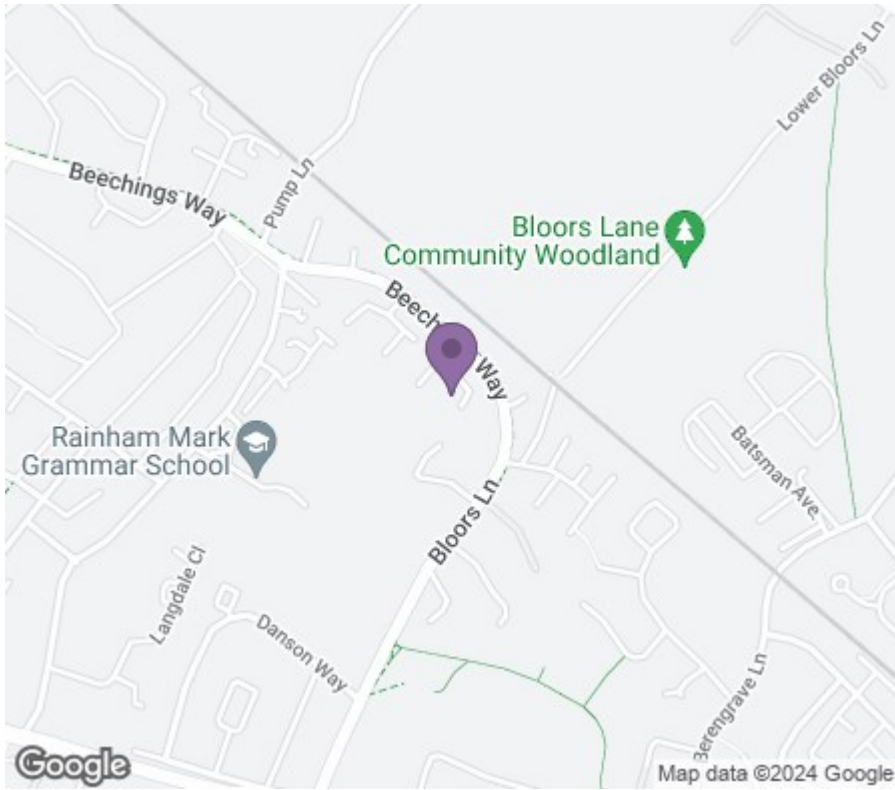
Bedroom

7'5 x 5'11 (2.26m x 1.80m)

Family Bathroom

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





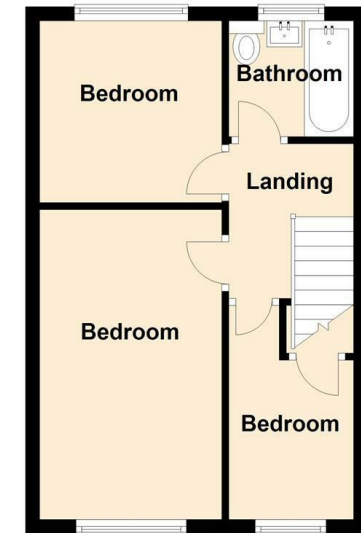
Ground Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



First Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



Total area: approx. 65.9 sq. metres (709.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

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