



REAL ESTATE  
AGENCY : REDEFINED

**Charter Street**  
Gillingham | ME7 1NG





Charter Street  
, Gillingham, ME7 1NG

**Chain Free £220,000**

WELL-PRESENTED 3 BEDROOM HOUSE OFFERING AN IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS, FAMILIES, AND BUY-TO-LET INVESTORS, AS IT CONVENIENTLY LOCATED WITHIN EASY REACH OF THE TOWN CENTRE AND TRAIN STATION.

THE GROUND FLOOR INCLUDES A COMFORTABLE LOUNGE, SEPARATE DINING ROOM, MODERN FITTED KITCHEN AND

- Ideal for First-Time Buyers
- Investment Opportunity
- No Onward Chain
- Useful Storage Cellar
- Near to Train Station
- Near to Town Centre



## Lounge

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

## Dining Room

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

## Kitchen

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

## Bathroom

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

## Bedroom

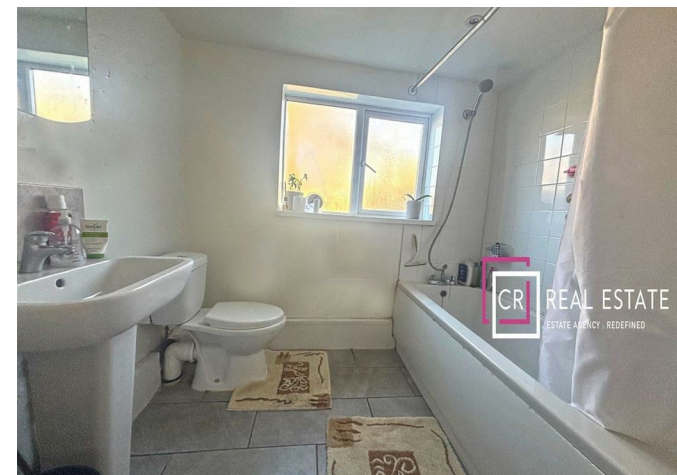
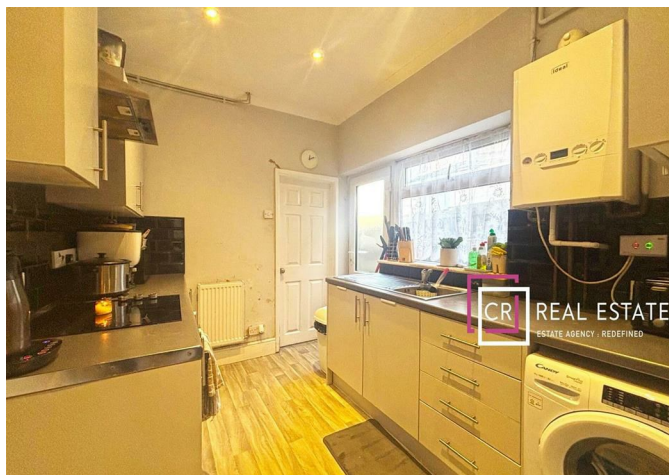
12'2" x 10'0" (3.71m x 3.05m)

## Bedroom

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

## Bedroom

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







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18 - 20 High Street  
Gillingham  
Kent  
ME7 1BB

**01634 570057**

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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 <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		
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.