



**Capel Close**

Gillingham | ME8 9TE



**REAL ESTATE**

ESTATE AGENCY : REDEFINED



# Capel Close , Gillingham, ME8 9TE

Guide Price £500,000 to £550,000

This beautifully presented detached bungalow offers a fantastic opportunity for comfortable and modern living in a highly sought-after residential location. The property boasts a spacious, open-plan living room and kitchen to the rear, perfect for family living and entertaining.

The home features three generously sized double bedrooms, a family bathroom and a separate shower room, providing ample space for everyday living.

With a garage that offers excellent potential for conversion, there's the opportunity to expand or create a bespoke space suited to your needs. To the front of the property, there is off-street parking, ensuring convenience, while the enclosed rear garden is low-maintenance and offers a peaceful retreat.

This home has been updated and modernised throughout, combining contemporary finishes with practical living. Ideal for those seeking a well-connected yet private home, this bungalow is a must-see!

Guide Price £500,000





## Entrance Porch

## Living Room/Kitchen

27'3 x 19'2 (8.31m x 5.84m)

## Bedroom

14'7 x 8'10 (4.45m x 2.69m)

## Bedroom

9'6 x 8'0 (2.90m x 2.44m)

## Bedroom

11'11 x 9'10 (3.63m x 3.00m)

## Bathroom

8'8 x 7'10 (2.64m x 2.39m)

## Shower Room

6'11 x 6'0 (2.11m x 1.83m)

## Garage/Storage

16'5 x 8'1 (5.00m x 2.46m)





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(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 <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	

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