

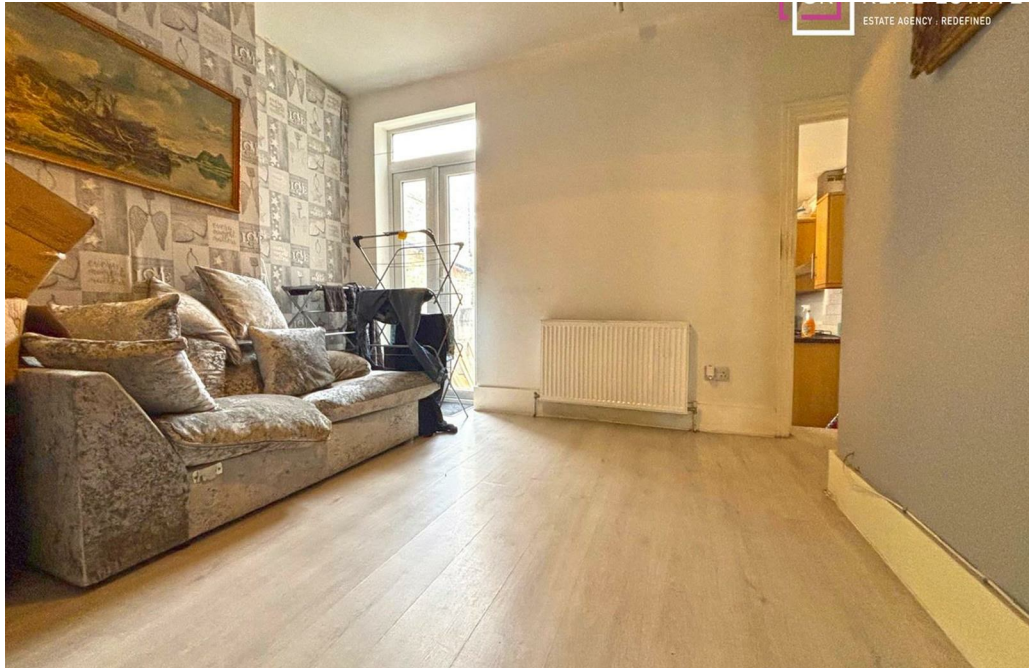


REAL ESTATE

ESTATE AGENCY : REDEFINED

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REAL ESTATE
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FOR SALE
01634 570057
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Richmond Road
Gillingham | ME7 1LL



Richmond Road , Gillingham, ME7 1LL

**Offers Over
£260,000**

THIS WELL-MAINTAINED THREE DOUBLE BEDROOM VICTORIAN TERRACED HOUSE IS AN IDEAL INVESTMENT OPPORTUNITY. CURRENTLY TENANTED, THE PROPERTY GENERATES A STEADY INCOME OF £22,800 PER ANNUM, PROVIDING IMMEDIATE RETURNS FOR INVESTORS. WITH NO ONWARD CHAIN, THIS PROPERTY OFFERS A SMOOTH AND HASSLE-FREE TRANSACTION.

THE HOUSE BOASTS SPACIOUS ROOMS, MAINTAINING THE CHARM AND CHARACTER OF A CLASSIC VICTORIAN HOME. LOCATED JUST A SHORT DISTANCE FROM GILLINGHAM TOWN CENTRE, THIS PROPERTY BENEFITS FROM EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS.

ADDITIONALLY, THERE IS POTENTIAL FOR FURTHER INCOME GENERATION, MAKING IT A GREAT LONG-TERM INVESTMENT WITH FUTURE GROWTH OPPORTUNITIES

- Three Double Bedrooms
- Victorian Terraced Property
- Investment Opportunity
- Cellar
- No Onward Chain
- Tenants To Remain
- Close To Town Centre
- Call Now To View



Entrance Hall

Lounge

11'10 x 10'6 (3.61m x 3.20m)

Dining Room

12'4 x 11'1 (3.76m x 3.38m)

Kitchen

10'3 x 8'3 (3.12m x 2.51m)

Bathroom

8'3 x 5'11 (2.51m x 1.80m)

Cellar

14'1 x 11'8 (4.29m x 3.56m)

Bedroom

13'10 x 11'10 (4.22m x 3.61m)

Bedroom

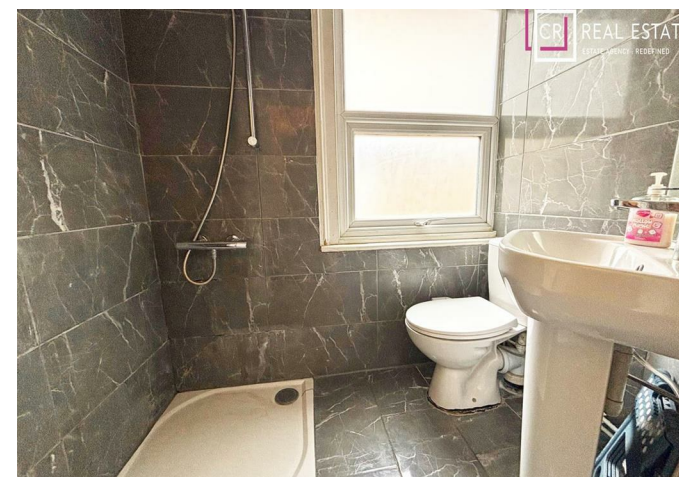
12'4 x 8'8 (3.76m x 2.64m)

Bedroom

13'0 x 8'5 (3.96m x 2.57m)

Wet Room

6'0 x 5'1 (1.83m x 1.55m)





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18 - 20 High Street
Gillingham
Kent
ME7 1BB

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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		
(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.