



REAL ESTATE

ESTATE AGENCY : REDEFINED



Stafford Street, Gillingham ME7 5EN

Auction Guide £170,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000.

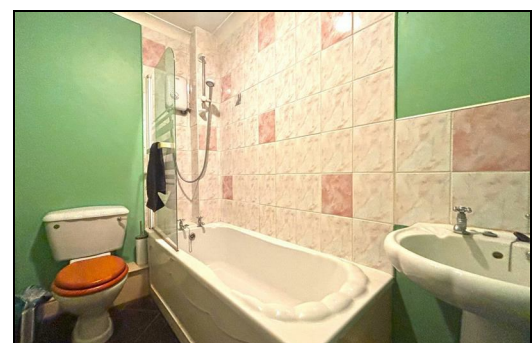
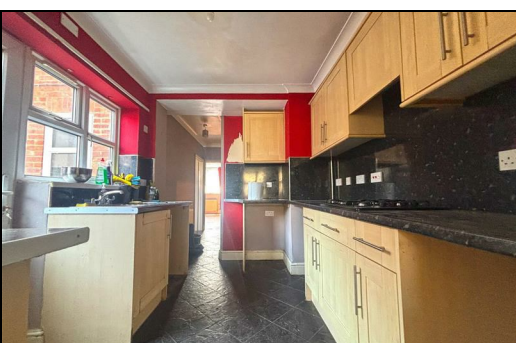
Spacious Three-Bedroom Ground Floor Flat Near Gillingham Town Centre

This generously sized three-bedroom ground floor flat offers fantastic potential and is ideally located close to Gillingham town centre, with shops, transport links, and amenities all within easy reach.

The property features a large living space, three good-sized bedrooms, and an en suite to the master bedroom. While some updating is required, this home presents an excellent opportunity to add value and create a comfortable, modern living space.

Outside, there is a small courtyard garden, perfect for low-maintenance outdoor relaxation. The property also benefits from a long lease, making it a great choice for investors or first-time buyers looking to put their own stamp on a spacious home.

Ideal investment opportunity in a convenient and popular location.



Living Room	23'10 x 12'5 (7.26m x 3.78m)
Kitchen	10'7 x 8'3 (3.23m x 2.51m)
Family Bathroom	9'7 x 4'10 (2.92m x 1.47m)
Bedroom	12'0 x 8'5 (3.66m x 2.57m)
Bedroom	9'6 x 8'8 (2.90m x 2.64m)
Bedroom	14'3 x 10'0 (4.34m x 3.05m)
En Suite	7'11 x 2'11 (2.41m x 0.89m)

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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