



## Kimberley Road, Gillingham ME7 4NE

**£1,300 Per Calendar Month**

Situated in a great location within walking distance of Medway Hospital, this well-presented three-bedroom house on Kimberley Road, Gillingham and is available to rent immediately.

The landlord has recently fitted new carpets throughout and freshly redecorated, giving the property a bright, clean, and modern feel.

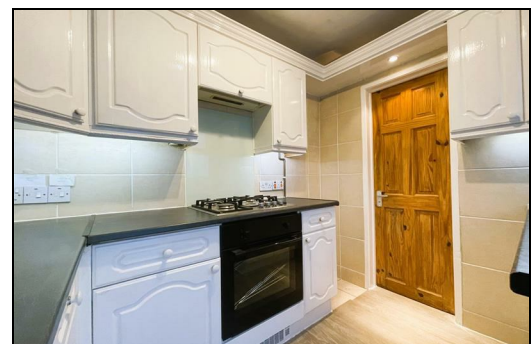
The accommodation offers generous living space, including a spacious reception room and a well-proportioned kitchen with Lean to for added storage space. Upstairs, there are three bedrooms, with the third bedroom accessed via the second, making it ideal as a nursery, dressing room, or home office.

Externally, the property benefits from a large rear garden, perfect for outdoor enjoyment and entertaining.

CR Real Estate are part The Ombudsman Redress Scheme and are a member of the Propertymark Client Money Protection Scheme. Tenant deposits are protected by the Tenancy Deposit Scheme. For more information, please contact us.

Client Money Protection is provided by: Client Money Protect. Scheme Ref: CMP004209

Independent redress is provided by: The Property Ombudsman (TPO). Membership Number: E01687



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



ESTATE AGENCY : REDEFINED