



## Randolph Road, Gillingham, Kent, ME7 4PL

Asking Price £220,000

- Three bedrooms
- Convenient central location
- No onward chain
- Ideal Investment Opportunity

# 52 Randolph Road, Gillingham ME7 4PL

We are delighted to offer to the market this three bedroom mid-terraced property, located centrally to Gillingham High Street and mainline railway station for fast commuter services to London. With good local schooling for children of all ages available and no onward chain, this property would make an ideal investment purchase or for the first time buyer.



Council Tax Band: B



## **ENTRANCE DOOR TO:-**

### **LOUNGE**

12'2" x 10'10"

Double glazed window to front, radiator, staircase to first floor, curved archway opening to:-

### **DINING ROOM**

12'2" x 10'10"

Double glazed window to rear, radiator, under stairs door to:-

### **CELLAR**

12'2" x 10'10"

Light and power

### **KITCHEN**

9'10" x 6'7"

Double glazed window to side, range of base and eye level cupboard and drawer units with associated work surfaces with inset single drainer stainless steel sink unit with mixer taps, tiled floor, wall mounted BAXI gas fired boiler for domestic hot water supply and central heating (not tested), door to:-

### **UTILITY ROOM**

6'7" x 4'11"

Door to garden, door to:-

### **BATHROOM**

Double glazed windows to side and rear, white suite comprising of panelled bath, wash hand basin, low level W.C, double radiator, tiled walls

### **FIRST FLOOR**

Access to roof space, doors to:-

### **BEDROOM ONE**

12'2" x 10'10"

Double glazed window to front, built in cupboard, radiator

### **BEDROOM TWO**

12'2" x 10'10"

Double glazed window to rear, radiator, built in cupboard, door to:-

### **BEDROOM THREE**

9'10" x 6'7"

Double glazed window to rear, radiator

### **EXTERIOR REAR**

Small rear garden, fenced, rear pedestrian access

Situated in central Gillingham, only a stone's throw from the High Street and backing onto Balmoral

Gardens, is this three bedroom mid-terraced house, being offered for sale with no onward chain. The property is convenient for schools for children of all ages and the High Street where you will find a wide range of shopping facilities, cafes, pubs, bars and for the commuter, high speed links to St Pancras, Kings Cross and Victoria, also the South Coast. This property would make an ideal first time buy or investment opportunity - call the sales team at Wright & Co today for your earliest appointment to view.



## Directions

## Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

## EPC Rating:

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	

Approximate Gross Internal Area  
79.4 sq m / 855 sq ft

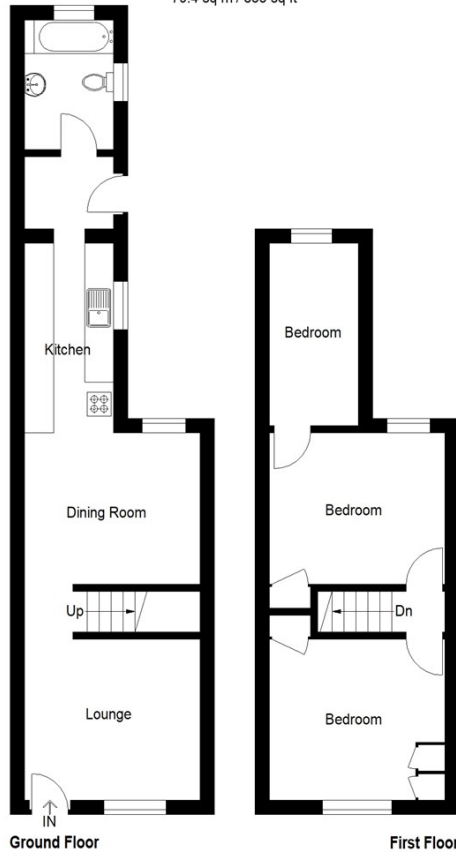


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