



## Holmside, Gillingham, Kent, ME7 4BQ

Asking Price £270,000

- Three Bedrooms
- Refurbishment Required
- Sought After Residential Area
- No Onward Chain



# 41 Holmside, Gillingham ME7 4BQ

Situated in a delightful conservation area, overlooking a small green with lovely mature trees and being only a stone's throw from the beautiful Gillingham Park to enjoy quiet walks and superb play area for children is this 1930's built three bedroom terraced house, now requiring cosmetic redecoration and updating. The property has scope for further extension (subject to local authority planning consent) and is an ideal fixer upper for the handy person looking for a property to add their own character to. The property is close to Watling Street Shopping Parade local bars, pubs, cafes, Gillingham Golf Club and Avenue Tennis Club are nearby. Also convenient for excellent schooling for children of all ages including highly rated Grammar Schools. For the commuter, Gillingham High Street is about a 15 minute walk where you will find a mainline railway station for fast services to London St Pancras/Kings Cross/Victoria. A short drive will take you to the Medway Tunnel linking you with up with the M2 motorway. Once inside the front door you will find an entrance hall, leading from this a lounge with dividing doors to a dining room, a conservatory, galley kitchen and upstairs you will find three bedrooms and a shower room. There are gardens to the front and rear and the property is offered to the market with no onward chain.



Council Tax Band: C



## **ENTRANCE DOOR**

Stained leaded lights to:-

## **ENTRANCE HALL**

Staircase to first floor with cupboard under, double radiator, doors to:-

## **LOUNGE**

14'6" x 11'9"

Double glazed bay window to front, fireplace, double radiator, folding dividing doors to:-

## **DINING ROOM**

13'9" x 10'3"

White UPVC double glazed double doors to conservatory, double radiator

## **CONSERVATORY**

9'10" x 8'8"

Of brick, glass and white UPVC construction, double glazed double doors to garden

## **KITCHEN**

8'6" x 6'6"

Double glazed window and door to garden, base and eye level cupboards, sink unit, double radiator, space and plumbing for washing machine

## **FIRST FLOOR LANDING**

Access to roof space, doors to:-

## **BEDROOM ONE**

15'1" x 9'6"

Double glazed bay window to front, double radiator, built in cupboards

## **BEDROOM TWO**

12'9" x 9'10"

Double glazed window to rear, double radiator, built in cupboards

## **BEDROOM THREE**

7'10" x 6'4"

Double glazed window to front, radiator

## **SHOWER ROOM**

9'2" x 5'9"

Double glazed window to rear, shower unit, vanity wash hand basin, low level W.C, half tiled walls, double radiator, access to roof space

## **EXTERIOR REAR**

Over grown rear garden, outside shed

## **EXTERIOR FRONT**

Walled garden



## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID:1044863 / Ref:87078)