



## East Street, Gillingham, Kent, ME7 1EH

Asking Price £230,000

- No onward chain
- Fully fitted kitchen
- Vacant possession
- Three bedrooms
- Decorated well throughout
- Ideal Investment or First Time Buy

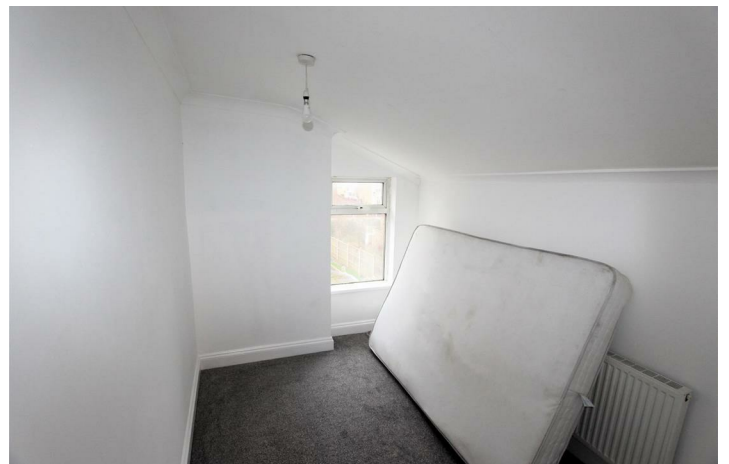


# 48 East Street, Gillingham ME7 1EH

Situated just a few minutes walking distance from Gillingham High Street and mainline railway station for fast and frequent commuter services into London St Pancras/Kings Cross/Victoria is this spacious three bedroom terraced house with good size through lounge diner, useful cellar, fully fitted kitchen, nice fully tiled bathroom with shower and three separate bedrooms upstairs. There is also a good size rear garden, gas central heating via radiators and double glazing making this an ideal first time buy or investment opportunity. Call the friendly sales team at Wright & Co today for an appointment to view.

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Council Tax Band: B



## **ENTRANCE DOOR TO:-**

### **LOUNGE/DINER**

26'2" x 13'1"

Double glazed bay window to front, door to garden, two radiators, stairs to first floor with door under leading to cellar

### **KITCHEN**

14'1" x 7'10"

Double glazed window to side, range of base and eye level cupboard and drawer units with built in oven/hob, associated work tops with inset single drainer stainless steel sink unit, tiled floor, WORCESTER wall mounted gas fired boiler for domestic hot water and central heating, tiled splashbacks, doorway to:-

### **BATHROOM**

6'10" x 7'10"

Double glazed window to rear, white suite comprising of panelled bath with mixer taps and hand shower, pedestal wash hand basin, low level W.C, fully tiled walls and floors

### **FIRST FLOOR LANDING**

Access to roof space, carpet, doors to:-

### **BEDROOM ONE**

13'1" x 11'5"

Double glazed window to front, radiator, carpet

### **BEDROOM TWO**

12'1" x 8'0"

Double glazed window to rear, radiator

### **BEDROOM THREE**

9'10" x 7'6"

Double glazed window to rear, radiator, fitted carpet

### **EXTERIOR REAR**

approx 229'7" foot

### **EXTERIOR FRONT**

Walled forecourt



## 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			80
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	