



Watling Street, Gillingham, Kent, ME7 2YQ

Asking Price £325,000

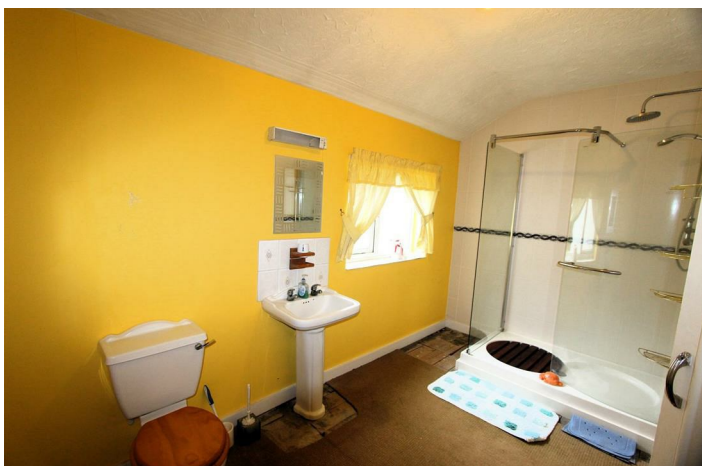
- Three Bedrooms
- No Onward Chain
- Refurbishment Required
- Spacious Accommodation

14 Watling Street, Gillingham ME7 2YQ

We are delighted to offer this very spacious three bedroom semi-detached family home, built in the Victorian era. The property offers spacious well appointed accommodation and is now in need of refurbishment and updating. Once inside the hall you will be greeted by an attractive staircase leading to the upper floor. Off the hallway you will find a large living room, dining room to the rear with attractive bay window, kitchen and utility room. Upstairs, off the generous landing, you will find three good sized bedrooms and a good size shower room. The property retains many original features and once restored, this wonderful property would make a very comfortable family home. Situated on Watling Street therefore close to the local shopping parade, excellent schooling for children of all ages including Grammar schools and Gillingham Town centre with high speed service into London St Pancras/Kings Cross and Victoria is about a ten minute walk. The property is ripe for improvement and extension, subject to local authority planning consent. Call the sales team at Wright & Co today for your appointment to view.



Council Tax Band: D



ENTRANCE DOOR TO:-

PORCH

Entrance door to:-

ENTRANCE HALL

Staircase to first floor with door under with steps leading to useful cellar, radiator, doors to:-

LOUNGE

17'0" x 13'1"

Large bay window to front, feature original fireplace, radiator

DINING ROOM

14'5" x 11'1"

French doors to garden, bay window to side, feature original fireplace, radiator

KITCHEN

11'3" x 10'5"

Window to rear, base and eye level cupboard and drawer units with associated work surfaces, inset one and half bowl single drainer sink unit with mixer taps, built in cupboard

UTILITY ROOM

7'2" x 7'2"

Door to conservatory and window to side

CONSERVATORY

Of brick, glass and UPVC construction, doors to front and rear

FIRST FLOOR LANDING

Built in cupboard, access to roof space, doors to:-

BEDROOM ONE

17'0" x 17'0"

Large bay window to front, further window to front, radiator

BEDROOM TWO

11'3" x 11'2"

Window to rear, built in cupboard, fireplace, radiator

BEDROOM THREE

10'9" x 11'1"

Window to rear, fireplace, radiator

SHOWER ROOM

14'1" x 8'2"

Window to rear, walk in shower cubicle with shower unit, pedestal wash hand basin, low level W.C, radiator

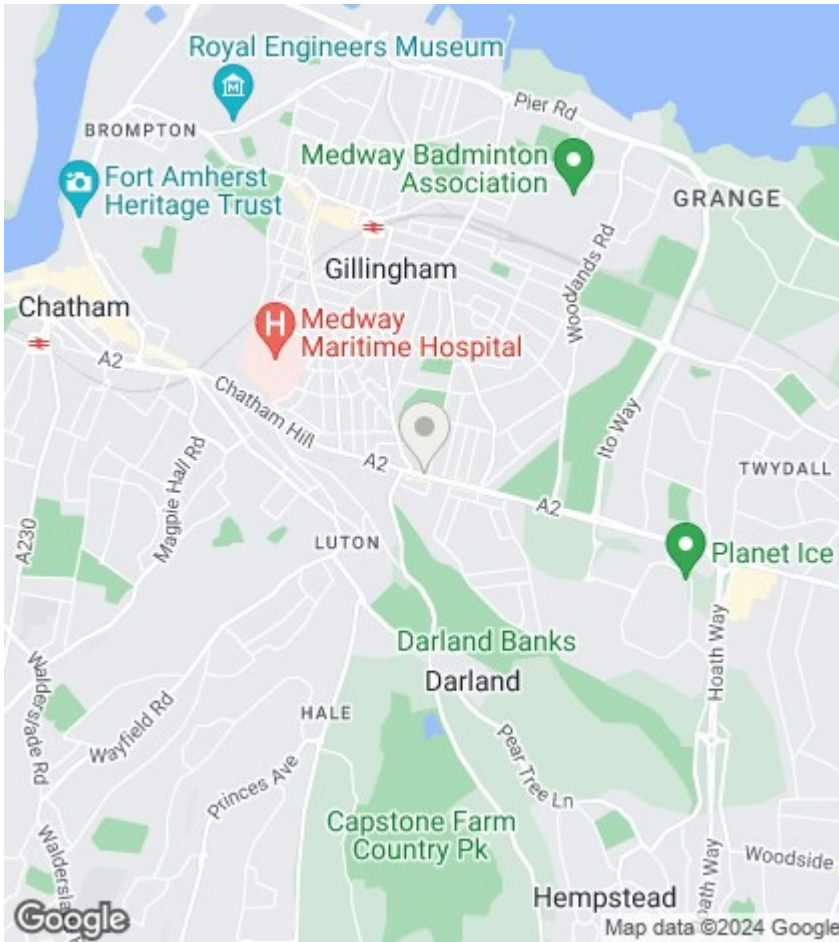
EXTERIOR REAR

approx 114'9" foot

Mainly lawned garden, brick built shed

EXTERIOR FRONT

Forecourt garden



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)	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	

