



Sanctuary Road, Gillingham, ME8 6BP

Asking Price £289,950

- Three bedrooms
- Off-street parking
- Desirable area
- No chain
- Detached garage
- Good size rear garden

9 Sanctuary Road, Gillingham ME8 6BP

We are pleased to offer this well presented three bedroom, bay window style terraced home, located in the desirable area of Sanctuary Road therefore being close to Twydall Shopping Precinct with a range of amenities, good schooling for children of all ages, Vynall Park and the Tesco Supermarket. For the motorist easy access for the M2 and M20/M25/M26 motorway network.

Step inside this comfortable home to find an entrance hall, off this a spacious through lounge/diner, L-shaped kitchen/breakfast room and on the first floor, three bedrooms and a bathroom. To the rear is a good size garden with off-street parking approached via a private service road.



Council Tax Band:



ENTRANCE DOOR TO:-

ENTRANCE HALL

Stairs to first floor, cupboard under, radiator

LOUNGE/DINER

24'11" x 11'5"

Bay window to front, two radiators, opening to:-

KITCHEN/BREAKFAST ROOM

16'4" x 16'4"

L-shaped, double glazed sliding patio door and window to rear garden, range of base and eye level cupboard and drawer units with associated work tops with inset one and half bowl single drainer stainless steel sink unit with mixer taps, built in oven/hob with extractor fan above (not tested), tiled floor, space and plumbing for washing machine, radiator

FIRST FLOOR LANDING

Access to roof space via sliding ladder, doors to:-

BEDROOM ONE

13'5" x 10'9"

Bay window to front, radiator

BEDROOM TWO

12'1" x 11'5"

Window to rear, radiator

BEDROOM THREE

8'2" x 6'6"

Window to front, radiator

BATHROOM

Window to rear, white suite comprising of panelled bath with mixer taps, shower unit, pedestal wash hand basin, low level W.C, fully tiled walls, radiator

EXTERIOR REAR

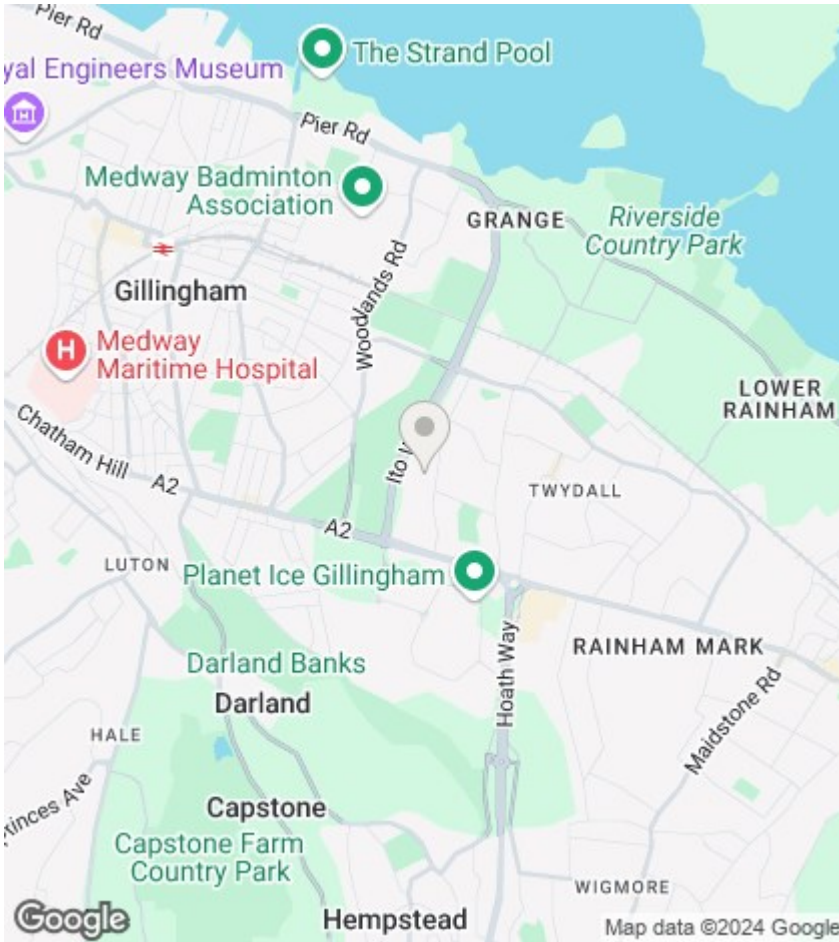
Patio, lawn area, raised beds

DETACHED GARAGE

Brick built, double doors with hard standing area for car/boat etc, approached via private service road

EXTERIOR FRONT

Garden with flowers and shrubs



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	85
(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	