



## King Street, Gillingham, ME7 1EP

Asking Price £245,000

- 3/4 Bedrooms
- Spacious living accommodation
- No onward chain
- Secluded garden



# 29 King Street, Gillingham ME7 1EP

We are delighted to offer for sale this 3/4 bedroom terraced house offering spacious and flexible living accommodation, situated only a stones throw from Gillingham High Street where you will find a wide range of shopping facilities and mainline railway station for fast commuter services into London St Pancras/Kings Cross/Victoria. The property is offered for sale in excellent condition throughout and benefits from no chain. Step inside the entrance door and you will find a living room, off this a bedroom and a bathroom/W.C. Upstairs you will find two double bedrooms and downstairs in the basement, a further reception room/studio bedroom, a good size kitchen and to the rear, a nice conservatory overlooking a beautiful, private and secluded well established garden with fish pond. The property benefits from gas fired central heating via radiators, double glazing and fitted carpets.



Council Tax Band: B



## **ENTRANCE DOOR TO:-**

### **BASEMENT LEVEL RECEPTION ROOM**

12'5" x 12'5"

Cupboard, radiator, staircase to upper floor

### **KITCHEN**

13'1" x 10'9"

Window to rear, range of base and eye level cupboard and drawer units with associated work tops, inset single drainer sink unit with mixer taps, radiator, tiled floor, space and plumbing for washing machine, glazed double door to:-

### **CONSERVATORY**

8'10" x 8'2"

Double glazed windows overlooking rear garden, door to outside, wall mounted IDEAL gas fired boiler for domestic hot water and central heating (not tested), tiled floor

### **GROUND FLOOR LANDING**

13'1" x 12'5"

Entrance door, double glazed bay window to front, radiator, inner hall with door to:-

### **BEDROOM THREE/DINING ROOM**

10'5" x 8'2"

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

### **BATHROOM**

Double glazed window to rear, panelled bath with mixer taps and hand shower, vanity wash basin with cupboard under, close coupled W.C, half tiled walls, radiator

### **STARICASE TO FIRST FLOOR**

### **BEDROOM ONE**

11'9" x 9'10"

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

### **BEDROOM TWO**

13'1" x 10'9"

Double glazed window to rear, built in cupboard, radiator, vanity wash hand basin

### **EXTERIOR REAR**

Beautiful secluded garden being paved with established bushes, plants, trees etc, fish pond

### **EXTERIOR FRONT**

Forecourt



## Directions

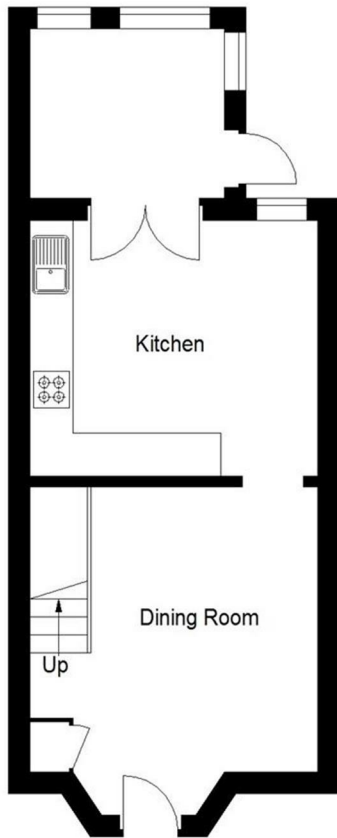
## Viewings

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

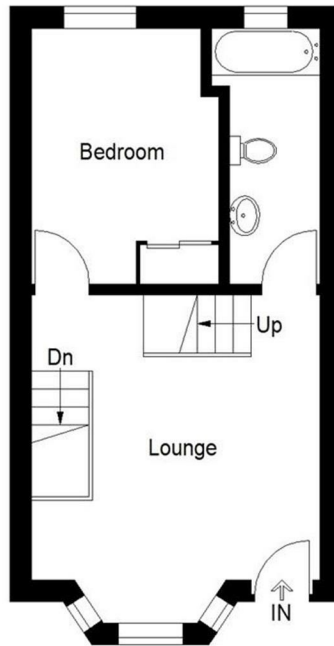
## EPC Rating:

D

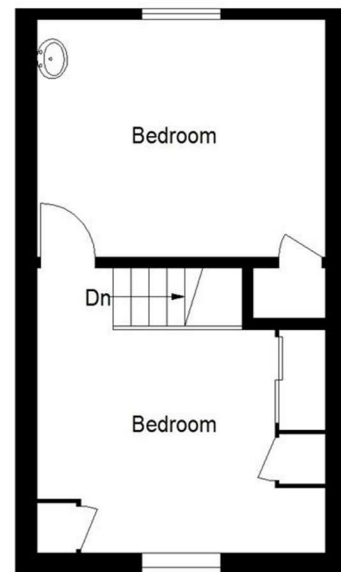
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Lower Ground Floor



Ground Floor



First Floor