



Barnsole Road, Gillingham, Kent, ME7 4JG

Asking Price £425,000

- Three Bedrooms
- Detached House
- Useful Loft Room
- Off-Street Parking

176 Barnsole Road, Gillingham ME7 4JG

We are delighted to offer for sale this spacious three bedroom detached family house, situated in Barnsole Road, Gillingham. This area is a highly sought after and desirable residential location being close to Gillingham Park and Watling Street Shopping Parade where you will find a range of pubs, restaurants, cafes and local shopping facilities. The property is located only a stones throw from Robert Napier School and is also nearby to excellent Grammar Schools. Gillingham Town centre is also close by, where you will find a wide range of shopping facilities and mainline rail way station for fast commuter services into London Victoria and high speed links to St Pancras.

Once through the entrance door you will find a hallway, leading off this a lounge, good size kitchen/dining room, study and beautiful garden room. Upstairs there are three bedrooms and a family bathroom, also a separate toilet. There is also a useful loft room which is approached via a wooden ladder. Externally there is a garden to the front and a small garage to the side and to the rear, a large well maintained established garden with feature fish pond and backing onto school playing fields.



Council Tax Band: E



DOUBLE GLAZED ENTRANCE DOOR TO:-

PORCH

Door to:-

ENTRANCE HALL

Stair case to first floor, radiator

LOUNGE

14'5" x 12'5"

Double glazed bay window to front, feature stone fireplace, double radiator

KITCHEN/DINING ROOM

19'8" x 11'9"

Double glazed door to side, window to rear, range of base and eye level cupboard and drawer units, inset single drainer stainless steel sink unit, mixer taps, gas cooker point, tiled floor, two double radiators, larder, personal door to garage, cupboard housing WORCESTER gas fired boiler for hot water and central heating (not tested)

STUDY

16'4" x 5'6"

Double glazed window to rear, double radiator

GARDEN ROOM

14'5" x 10'9"

Double radiator, door to garden, of brick, glass and wood construction

FIRST FLOOR LANDING

Double glazed window to side, doors to:-

BEDROOM ONE

11'9" x 11'1"

Double glazed window to front, radiator, built in cupboards

BEDROOM TWO

11'9" x 11'1"

Window to rear, radiator, built in cupboard

BEDROOM THREE

7'10" x 7'10"

Window to rear, radiator

BATHROOM

Double glazed window to front, white suite comprising of panelled bath with shower unit, pedestal wash hand basin, low level W.C, bidet, half tiled walls, radiator

SEPERATE W.C

Low level W.C

LOFT ROOM

17'4" x 10'9"

Double glazed window to side, Velux window

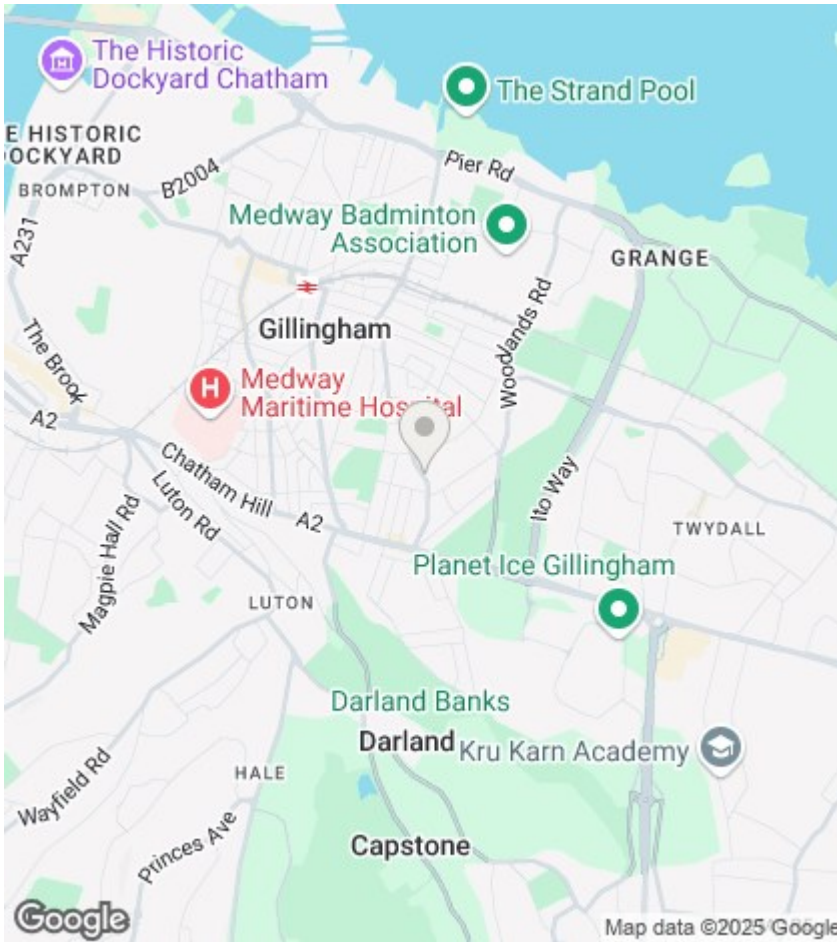
EXTERIOR REAR

393'8" foot approx.

Backing onto school playing fields, mainly laid to lawn with established tress, bushes, plants etc. Feature fish pond and rockery with ornamental bridge, greenhouse, garden shed, side pedestrian access

EXTERIOR FRONT

Garden area with drive leading to small attached garage, ideal use for utility room/storage etc



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			
(69-80) C			70
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

