



Oxford Road, Gillingham, ME7 4BW

Asking Price £395,000

- Three Bedrooms
- Highly Desirable Residential Area
- Detached Double Garage
- No Chain
- Downstairs Cloakroom
- Sun Lounge

31 Oxford Road, Gillingham ME7 4BW

Located in the highly sought after Oxford Road is this superb 1930's three bedroom semi-detached property requiring some cosmetic and redecoration works. This beautiful well appointed home has been in the same family for many years and has now become available for sale so do not miss out on this rare opportunity of acquiring this charming, period, semi-detached family home. Step inside the porch and from here you will find a generous entrance hall with a very useful cloakroom. Off the hallway you will find a well appointed through open plan lounge/dining room. There is a good size kitchen leading to a sun lounge and off this is a very handy utility room/laundry room. Upstairs you will find three generous bedrooms and a spacious bathroom with shower. Outside is a good size lawned rear garden, perfect for outdoor activities, gardening and relaxation. At the rear of the garden there is a large double garage which is approached via a shared private service road. The property enjoys being located in a highly desirable area, close to Gillingham Park, local amenities and well regarded schooling for children of all ages including excellent Grammar Schools. Neighbouring areas offer Gillingham Town Centre where you will find a mainline railway station for high speed links into London St Pancras and fast services into Victoria/Waterloo. Hempstead Valley Shopping Centre and Gillingham Business Retail Park are nearby and for recreational facilities there is Capstone Park, Berengrave Nature Reserve, The Great Lines Heritage Park and the beautiful Riverside Country Park on the historic River Medway. The property is offered for sale with no chain and has been realistically priced to effect an early sale. We therefore strongly urge motivated buyers to contact our friendly Sales Team today to make an early appointment to view to secure this beautiful period home.



Council Tax Band: D



DOUBLE DOORS TO:-

ENTRANCE PORCH

Wooden entrance door to:-

ENTRANCE HALL

Stair case to first floor, radiator, coved ceiling

CLOAKROOM

Low level W.C, small wash hand basin

LOUNGE

16'1" x 11'11"

Double glazed bay window to front, radiator, coved ceiling

DINING ROOM

13'11" x 10'11"

Window to rear, radiator, coved ceiling

KITCHEN

18'0" x 7'2"

Double glazed window to side, a range of base and eye level cupboard and drawer units with associated work surfaces with inset single drainer stainless steel sink unit with mixer taps, built in oven and gas hob (not tested by agent), double radiator, part glazed door to:-

SUN LOUNGE

11'5" x 9'10"

Of brick, glass and wood construction with polycarbonate roof, double radiator, door leading to garden, door to:-

UTILITY ROOM

7'2" x 5'10"

Window to rear, single drainer stainless steel sink, radiator, wall mounted IDEAL gas fired boiler for domestic hot water supply and central heating (not tested by agent)

FIRST FLOOR LANDING

Double glazed window to side, access to roof space via ladder, light and power

BEDROOM ONE

16'1" x 11'1"

Double glazed bay window to front, radiator, range of pine wood fitted wardrobes

BEDROOM TWO

13'9" x 10'11"

Double glazed window to rear, radiator, wash hand basin with tiled splashback, built in wardrobe/cupboard

BEDROOM THREE

9'10" x 6'10"

Double glazed window to front, radiator

BATHROOM

9'6" x 6'10"

Double glazed window to rear, white suite comprising of bath with mixer taps and hand shower, vanity wash hand basin, separate shower unit, low level W.C, radiator, tiled splashbacks

EXTERIOR REAR

65'7" x 24'3"

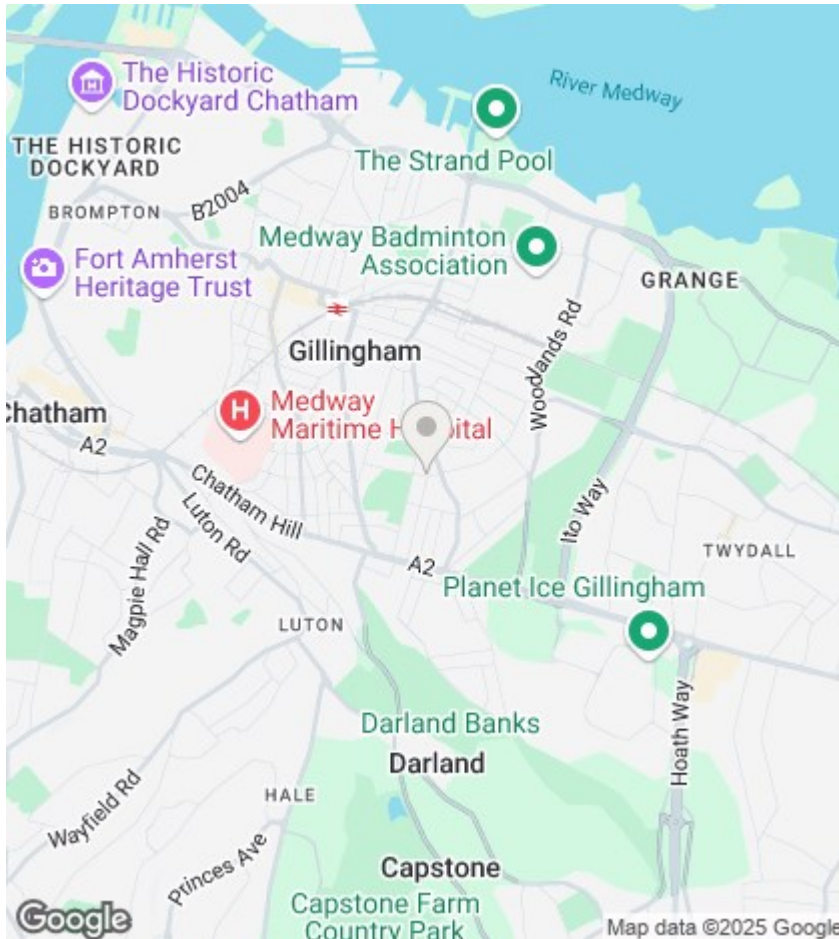
Elevated platform area from sun lounge with steps leading to garden, storage area, neat garden being mainly laid to lawn with borders, side pedestrian access, personal door to:-

DOUBLE GARAGE

Two metal up and over doors, work bench with vice, light, power and water, approached via a shared private road to the side

EXTERIOR FRONT

Lawned garden to one side, block paved forecourt



Directions

Viewings

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

EPC Rating:

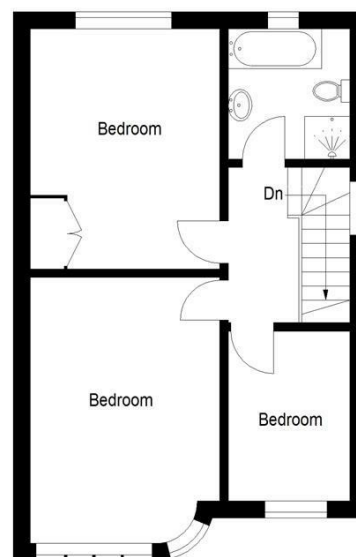
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1171939 / Ref:90064)