



Broadway, Gillingham, Kent, ME8 6BE

Asking Price £270,000

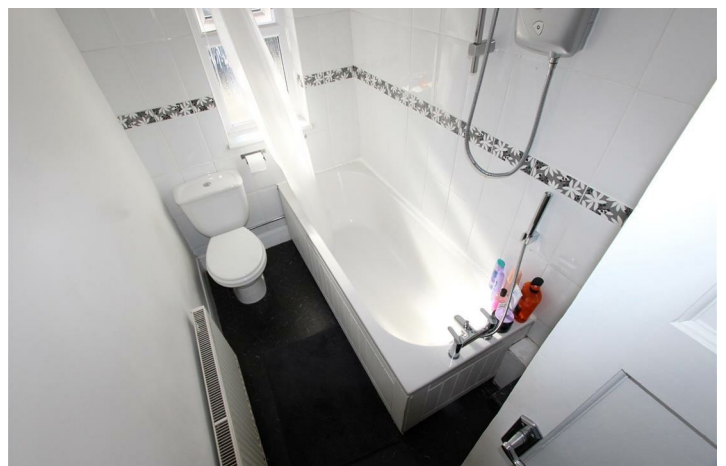
- Two Bedrooms
- Large Rear Garden
- Off Road Parking
- Desirable Residential area

16 Broadway, Gillingham ME8 6BE

This beautifully presented two bedroom terraced house, located in the popular Broadway opposite Vinall Park, also close to well regarded schooling for children of all ages, Tesco Extra and Twydall Shopping Precinct. The property is also convenient for Gillingham Business Park and easy access for the M2/A2/M25 motorway network. The property is offered for sale in excellent condition throughout and benefits from off street parking for two cars to the front, a superb open plan kitchen/diner, separate lounge, two bedrooms and a bathroom/W.C. To the rear is a good sized rear garden. Properties in this highly sought after location are always in demand and therefore strongly urge you contact our friendly Sales Team today to book your internal viewing.



Council Tax Band: B



ENTRANCE DOOR TO:

PORCH

Door to:-

ENTRANCE HALL

Stair case to first floor landing, radiator, carpet

LOUNGE

13'1" x 11'5"

Double glazed bay window to front, two double radiators

KITCHEN/DINING ROOM

20'0" x 14'9"

Large double glazed window to rear, door to garden. Fully fitted kitchen comprising of a base and eye level cupboard and drawer units with associated work surfaces, breakfast bar, inset one half bowl single drainer stainless steel sink unit with mixer taps, space and plumbing for washing machine, double radiator, stainless steel 6 ring cooker range, under stairs cupboard

FIRST FLOOR LANDING

Double glazed window to rear, two built in wardrobes, access to roof space

BEDROOM ONE

11'9" x 9'10"

Double glazed window to front, double radiator, fitted carpet

BEDROOM TWO

10'5" x 9'10"

Double glazed window to rear, double radiator, fitted carpet

BATHROOM

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

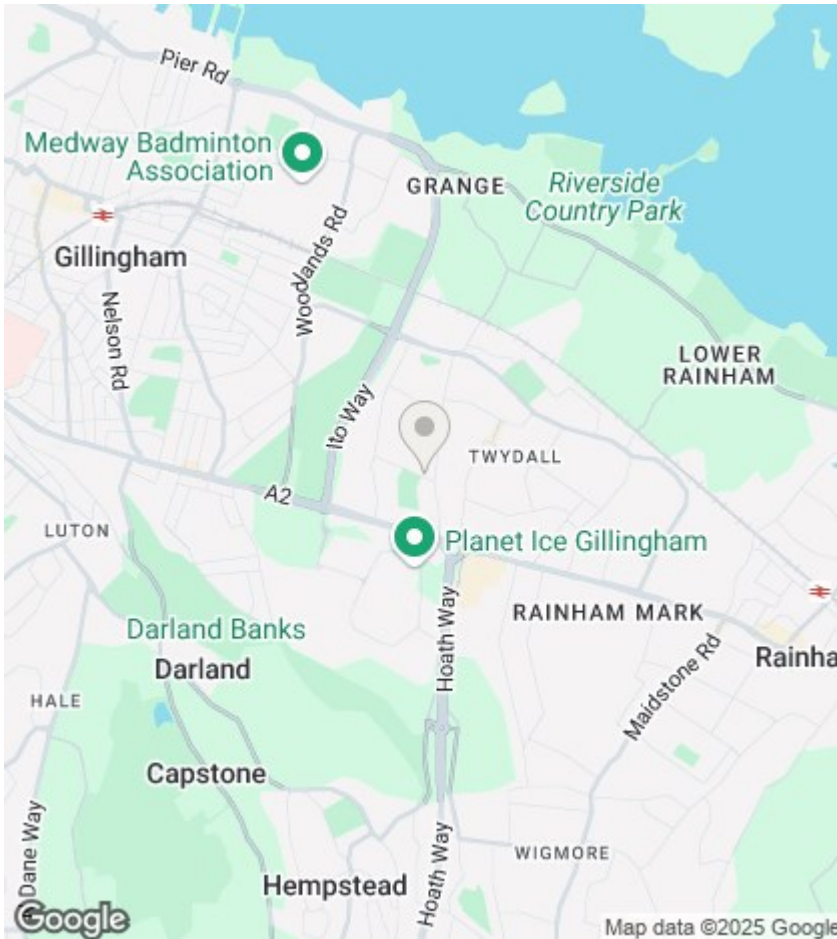
EXTERIOR REAR

approx 70'0"

Paved patio area leading to a lawned garden with rear pedestrian access, brick built storage shed, personal door

EXTERIOR FRONT

Blocked paved with parking for two vehicles



Directions

Viewings

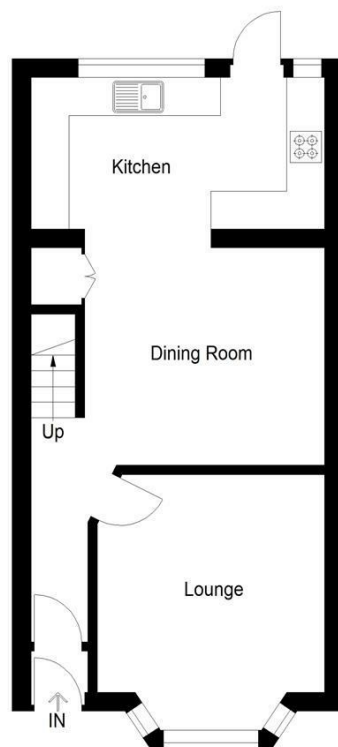
Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:

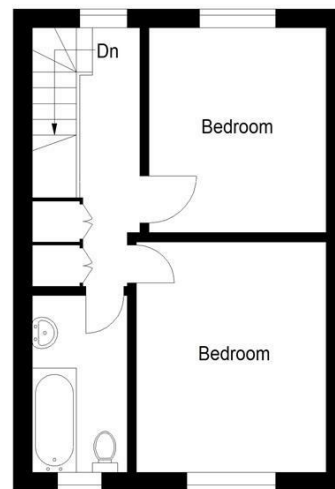
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area
79.7 sq m / 858 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only.
Not To Scale (ID:1175343 / Ref:90127)