



Shottenden Road, Gillingham, Kent, ME7 1QT

Asking Price £275,000

- Large Bathroom
- Desirable Residential Location
- Front & Rear Garden
- Available Now

9 Shottenden Road, Gillingham ME7 1QT

Nestled in a quiet Cul De Sac, is this well presented extended 3 bedroom Semi-Detached bungalow.

Offering for sale with no onward chain, this ready to move into bungalow, offers a fantastic opportunity for a first time buyer or those looking to downsize to a bungalow.

Once inside the hallway, off this you will find a living room, beautiful fully tiled kitchen/breakfast room with built in appliances, 2 good size bedrooms and spacious luxury bathroom with bath, vanity wash hand unit, close coupled WC and spacious walk in shower.

Outside is a beautiful secluded well maintained garden with a raised patio area.

All in all this beautiful property makes for a quiet peaceful living environment on the outskirts of Gillingham, yet close to the ASDA superstore and historic Chatham Dockyard, Dockside Outlet Center with a wide array of shops, restaurants, cafes, bars and the beautiful Marina, for boating on the sights.

In accordance with the Estate Agents Act 1979, an interest is declared in this property.



Council Tax Band: C



LIVING ROOM

13'1" x 13'1"

LARGE DOUBLE GLAZED WINDOWS TO FRONT.
RADIATOR. FIREPLACE.

KITCHEN/DINER

17'11" x 8'5"

DOOR & WINDOW TO REAR. RANGE OF BASE
AND EYE LEVEL CHEST AND DRAWER UNITS
WITH INSET STAINLESS STEEL SINK UNIT WITH
MIXER TAPS, BUILT IN OVEN, HOB, EXTRACTOR
FAN, INTEGRATED FRIDGE/FREEZER,
WORKTOPS, RADIATOR, DISHWASHER, WALL
MOUNTED WORCESTER, GAS FIRED BOILER
FOR HOT WATER & CENTRAL HEATING (NOT
TESTED)

BEDROOM 1

10'5" x 10'5"

DOUBLE GLAZED WINDOW TO FRONT.
RADIATOR.

BEDROOM 2

14'1" x 9'2"

DOUBLE GLAZED WINDOW TO FRONT.
RADIATOR.

BATHROOM

14'9" x 8'2"

SPACIOUS BATHROOM WITH BATH. CCWC,
VANITY WITH LARGE WALK IN SHOWER. TILED
WALLS. HEATED TOWEL RAIL.

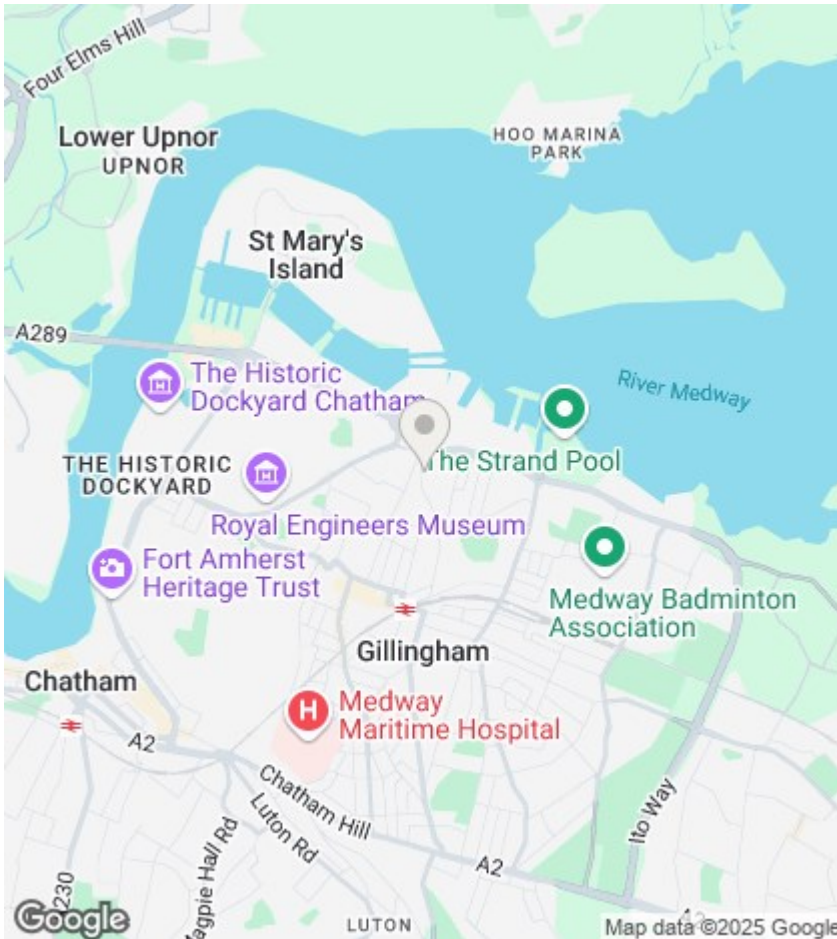
OUTSIDE

FRONT - TERRACED GARDEN.

REAR - GOOD SIZE GARDEN WITH ELEVATED
PATIO AREA. LAWNED GARDEN WITH BORDERS,
TREES, SHRUBS ETC.

SIDE ACCESS

OUTSIDE WATER TAP



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	76
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal Area = 65.2 sq m / 702 sq ft

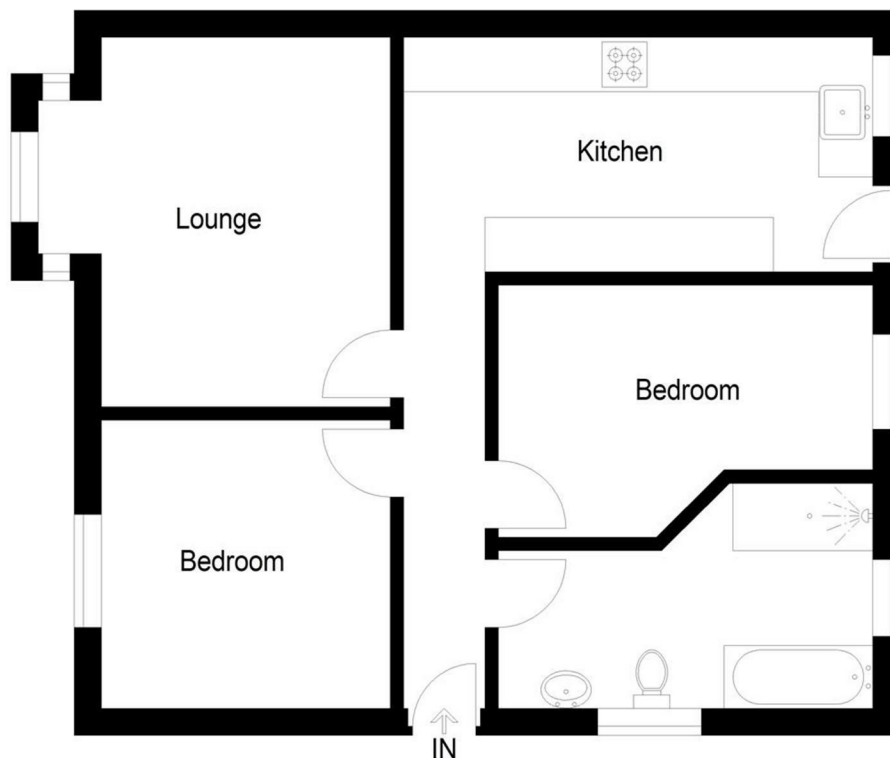


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