



**Albany Road, Gillingham, Kent, ME7 4HW**

**Offers Over £238,000**

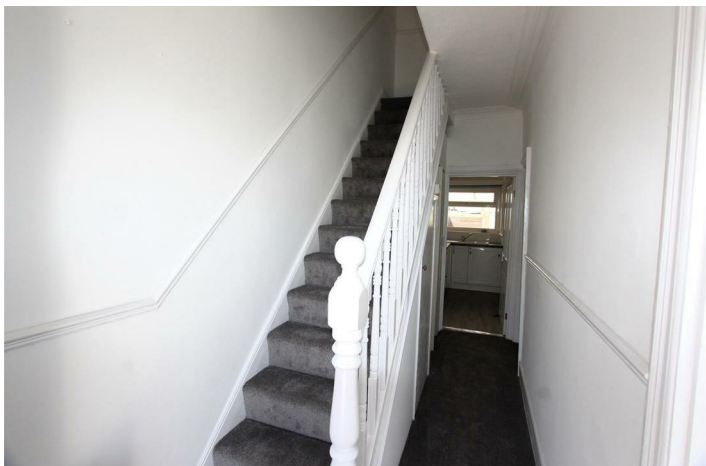
- Fully Re-Decorated
- Close to Local Amenities
- 2 Bedroom End Terrace
- Available Now

# 155 Albany Road, Gillingham ME7 4HW

This spacious two bedroom end of terrace house is situated in this residential area of Upper Gillingham, within easy walking distance of Gillingham High Street and Mainline Railway Station for high speed links to London St Pancras International and fast commuter service into London Victoria. This property has just been re-decorated and new carpets fitted. Step inside the hallway and you will find 2 reception rooms and fitted kitchen, there is a good size conservatory leading to a lawned rear garden, upstairs there are 2 bedrooms and a bathroom/WC. Please call the friendly sales team at Wright & Co, for your earliest appointment!



Council Tax Band: B



## **ENTRANCE DOOR TO**

### **ENTRANCE HALL**

STAIRCASE. CUPBOARD UNDER STAIRS.  
DOUBLE RADIATOR.

### **LOUNGE**

14'1" x 9'10"  
DOUBLE GLAZED WINDOW TO FRONT.  
RADIATOR. FIREPLACE.

### **DINING ROOM**

12'5" x 9'10"  
DOUBLE RADIATOR. FRENCH DOORS TO

### **CONSERVATORY**

11'5" x 8'2"  
DOOR TO GARDEN. BUILT IN UTILITY  
CUPBOARD. TOILET. RADIATOR.

### **KITCHEN**

9'10" x 4'11"  
DOUBLE GLAZED WINDOW TO REAR. RANGE OF  
BASE AND EYE LEVEL CUPBOARD AND DRAWER  
UNITS. WORKTOPS. INSET SINGLE DRAINER  
SINK UNIT. BUILT IN OVEN AND HOB.

### **FIRST FLOOR LANDING**

DOORS TO:

### **BEDROOM 1**

13'1" x 11'9"  
DOUBLE GLAZED WINDOW TO FRONT.  
RADIATOR.

### **BEDROOM 2**

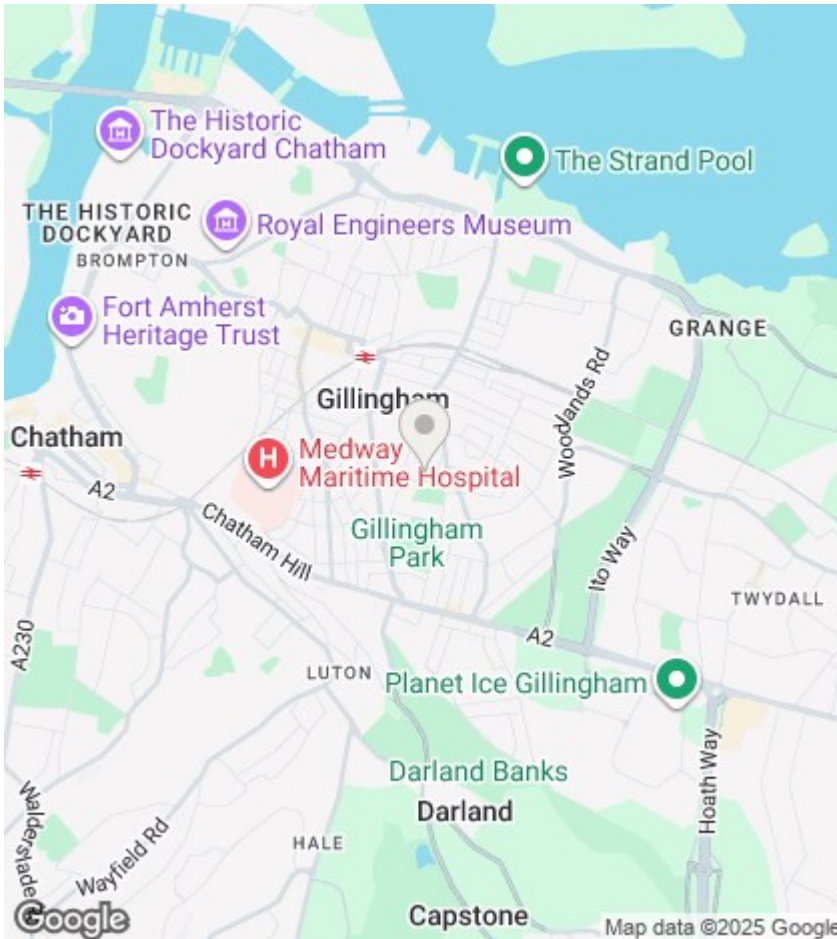
12'5" x 9'10"  
DOUBLE GLAZED WINDOW TO REAR.  
RADIATOR.

### **BATHROOM**

9'2" x 5'6"  
DOUBLE GLAZED WINDOW TO REAR. WHITE  
SUITE COMPRISING OF ROLL TOP BATH  
SHOWER. WASH HAND BASIN. LOW LEVEL W/C.  
TILED SPLASHBACKS. RADIATOR.

### **EXTERIOR**

REAR. APPROX 50 LAID TO LAWN. SIDE GATE.  
SHED. PATIO.



## Directions

## Viewings

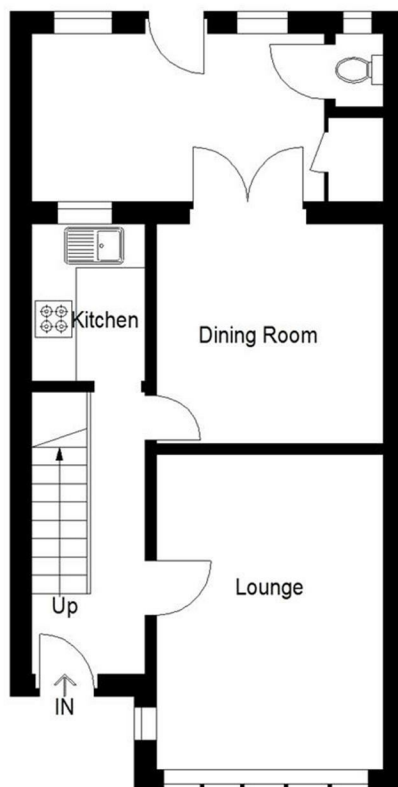
Viewings by arrangement only. Call 01634 578484 to make an appointment.

## EPC Rating:

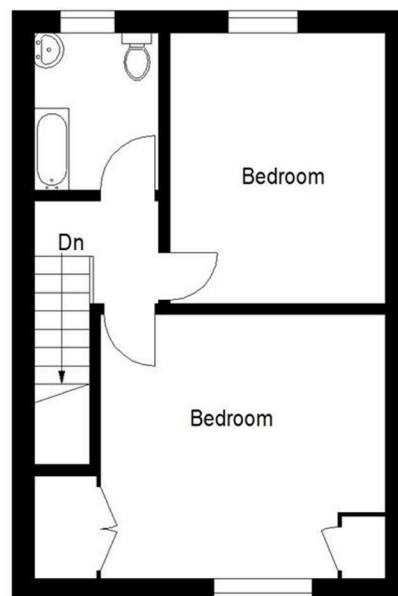
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

02.1 54 111 / 004 54 11



Ground Floor



First Floor