



**Woodlands Road, Gillingham, Kent, ME7 2SP**

**Asking Price £250,000**

- Three Bedrooms
- Close to Local Amenities
- Rear Garden
- No Chain

# 126 Woodlands Road, Gillingham ME7 2SP

This three bedroom terraced house is situated in the popular Woodlands Road, Gillingham, perfectly situated for all amenities. Gillingham Town Centre is about a ten minute walk where you will find a wide range of shopping facilities and Mainline Railway Station for fast services into London St Pancras and London Victoria. For the motorists, the property is near the Medway Tunnel for fast and easy access to the M2/M25/M20 motorway networks. The Strand Recreational area is also nearby and the beautiful Riverside area. Dockside shopping and Leisure Complex is a short drive away with an array of restaurants, bars, cafes, cinema complex and exclusive cinema and Gilling Marina & Yacht Club. Accommodation on offer is: an entrance hall, leading off this are 2 reception rooms and a kitchen. Upstairs, off the landing are separate bedrooms and bathroom/WC. Outside is a rear garden and front garden (possible off street parking, subject to planning consent.) The property is offered for sale with no chain. Call the friendly Sales team at Wright & Co for your earliest appointment to view!



Council Tax Band:



## **Entrance door to:**

### **Entrance Hall**

Staircase to first floor

### **Lounge**

12'5" x 10'9"

Double glazed window to front

Fireplace

### **Dining Room**

12'5" x 10'9"

Double glazed doors to

### **Conservatory**

9'10" x 7'6"

### **Kitchen**

9'10" x 7'6"

Double glazed door and window to rear

Base and eye level cabinets, worktops, inset single drain stainless steel sink unit, mixer taps, space and plumbing for a washing machine, wall mounted 'MAIN' boiler for hot water. (NOT TESTED)

### **First Floor Landing**

Doors to

### **Bedroom 1**

13'10" x 9'10"

Double glazed bay window to front

### **Bedroom 2**

11'1" x 9'10"

Double glazed window to rear

### **Bedroom 3**

8'2" x 6'2"

Double glazed window to front

### **Bathroom**

6'6" x 5'2"

Double glazed window to rear. White suite comprising of panelled bath, mixer taps, vanity wash hand basin, close coupled W/C, electric shower

### **Exterior**

#### **Rear**

Lawn lying in natural state

#### **Front**

Paved forecourt garden



## Directions

## Viewings

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

## EPC Rating:

E

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