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The porch leads to double doors looking onto the dining room, there is a door leading off to a room currently used as study/office that could potentially be used as a extra bedroom should you require. The open plan large living room leads to a modern kitchen with integrated appliances, it has the added benefit of a breakfast bar and ample storage for all your kitchen needs. There is a also a sunroom at the back of the property that also has a downstairs cloak room. The garden is low maintenance with a patio area and Artificial Grass. Upstairs there is three separate large double bedrooms and a family bathroom with a over the bath electric shower. The master bedroom has an open plan bathroom with a shower unit, WC and vanity sink unit.

Not only does this property having ample living space for a large family, it also has the extra benefit of earning and extra income. The downstairs apartment has its own front door, living space, bedroom and large bathroom. It is currently earning the current owners more than a supplemental income.

The location of this property could not be beaten, it is very conveniently located near local amenities including multiple schools, universities, shops and the local leisure centre. The travel links are excellent with Gillingham high speed train station and numerous bus stops only minutes away. The property can be accessed easily from road links on the M2/A2.



Tenure: Freehold  
EPC rating : G  
Council tax band: B







- Three separate bedrooms
- Downstairs Apartment with extra income
- Modern Kitchen
- Open plan Living
- Great Investment opportunity
- Low maintenance garden
- Amazing location



THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>9</sup>  
1481.55 ft<sup>2</sup>  
137.64 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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