



PRIMROSE CLOSE GILLINGHAM SP8
£1,250 PER MONTH AVAILABLE 01/11/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Primrose Close Gillingham SP8

£1,250 Per Month
Unfurnished

 **3 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- Presented to a high standard throughout,
- Three bedrooms, - Enclosed garden, - Parking for two cars

Council Tax

Council Tax Band C

Hamptons

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{ A WELL-PRESENTED THREE BEDROOM FAMILY HOME

The Property

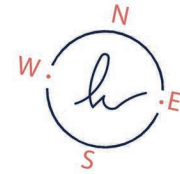
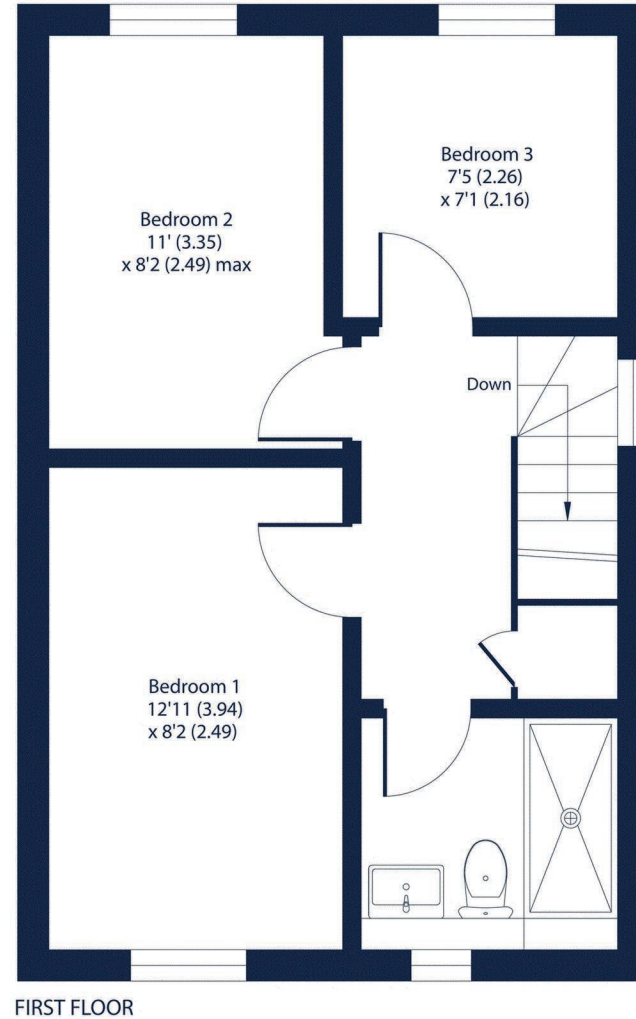
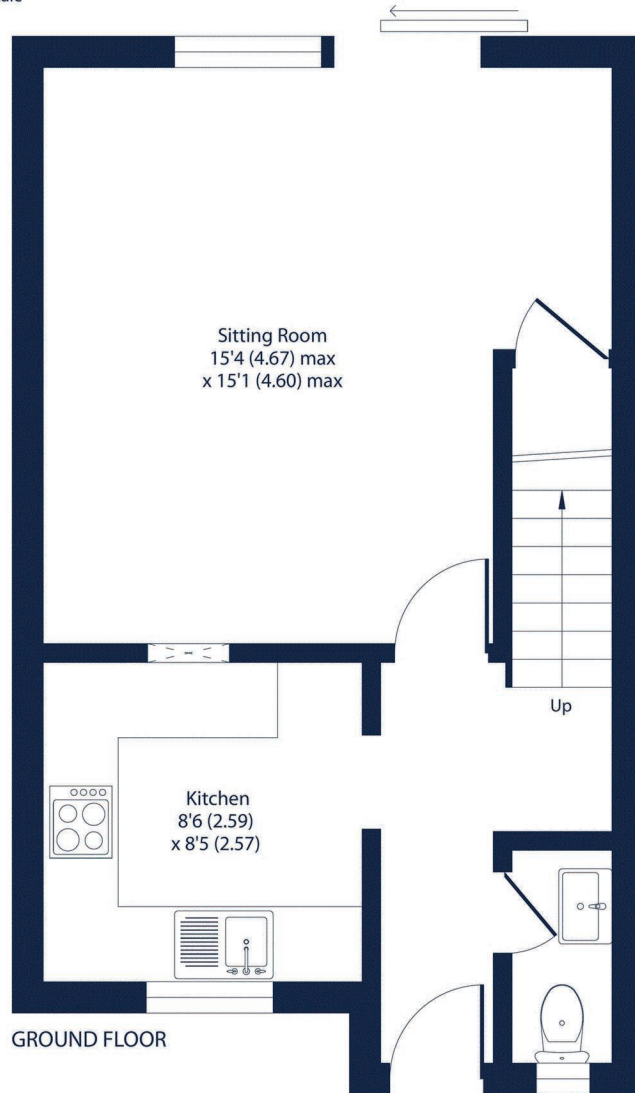
A well-presented three bedroom home situated in a cul-de-sac location on a popular development in the Wyke area of Gillingham. The accommodation offers an entrance hallway leading into a bright sitting room with space for a dining table and patio doors leading out to the garden. The modern kitchen comprises wall and base units, an electric oven and hob as well as space and plumbing for a washing machine and a fridge freezer. A cloakroom completes the ground floor. The first floor offers two double bedrooms, a further single bedroom and a newly installed family shower room, with a built in vanity unit and a walk in shower. The property is neutrally decorated throughout. Outside there is a delightful enclosed garden mainly laid to lawn with two seating areas and flower borders, there is a shed at the bottom of the garden for storage. At the front of the property there is parking for two cars. Gillingham town offers a good range of facilities including doctors surgeries, dentists, chemists, supermarkets to include Waitrose. There is also a library, several primary schools and a secondary school. There is good access to the A303 and a mainline railway station on the London Waterloo to Exeter line.



Primrose Close, Gillingham, SP8

Approximate Area = 751 sq ft / 69.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄chemcom2024. Produced for Hamptons. REF: 1176711

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

