



## 4 Exmouth Road

Gillingham, ME7 1PF

Guide price £250,000



PRICE GUIDE £250,000 to £275,000. A unique and rarely available 2/3 bedroom detached house boasting enormous potential. Downstairs includes a large lounge/diner leading through to a kitchen with further dining space and a bathroom. Upstairs comprises of a generous sized master and two further bedrooms (3rd off the 2nd). The well presented garden has direct access to double garage with work pit. This is a fantastic selling point with parking such a premium in many parts of Gillingham. Although in need of some modernisation this detached property represents an excellent opportunity to make a perfect home! Conveniently located for Gillingham Station, shops, Mid Kent College and access for motorway links. Offered with NO CHAIN!



Door To

Porch

Lounge/Diner

22'2 x 11'5 (6.76m x 3.48m)

Kitchen/Diner

22'7 x 12'7 (6.88m x 3.84m)

Bathroom

7'6 x 5'8 (2.29m x 1.73m)

Landing

Bedroom 1

21' (max) x 9'4 (6.40m (max) x 2.84m)

Bedroom 2

11'4 x 9'5 (3.45m x 2.87m)

Bedroom 3 (off of Bedroom 2)

9'3 x 7'5 (2.82m x 2.26m)

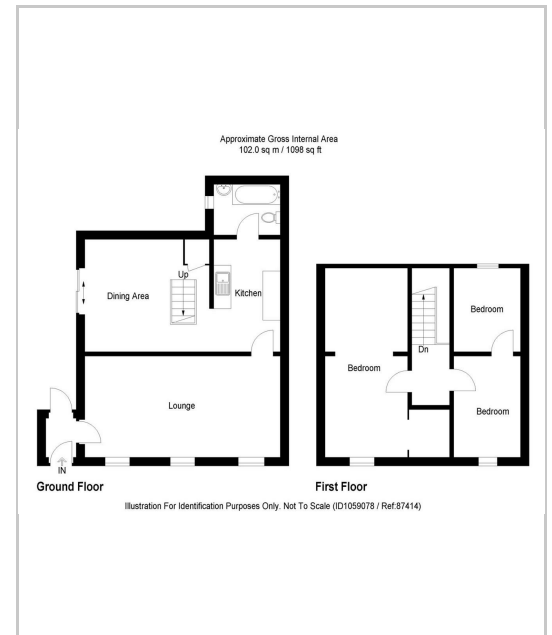
Double Garage

23'8 narrowing to 18'7 x 17'7 (7.21m narrowing to 5.66m x 5.36m)

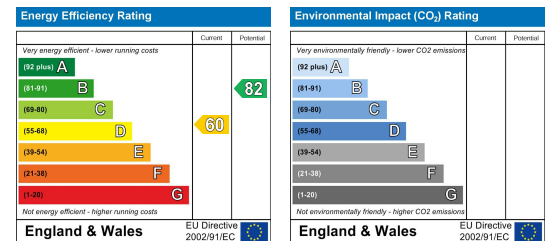
## Area Map



## Floor Plans



## Energy Efficiency Graph



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