



## 116 Burnt Oak Terrace

Gillingham, ME7 1DT

Guide price £240,000



Guide Price £240,000 to £260,000. Pollard Estates are pleased to offer this lovely two bedroom home which is situated within walking distance of the Town Centre & Gillingham mainline station. Boasting well presented accommodation which comprises of a large lounge/diner, kitchen, conservatory/breakfast room, 2 good sized bedrooms, a 4 piece bathroom & cellar, ideal for storage. Located close to schools, local parks, shops and transport links. A perfect property for a first time buyer or an investor, so do not miss your opportunity and call us today on 01634 36 36 06 to book your viewing.



## Door to

## Lounge/Diner

26'4 (max) x 11'7 (8.03m (max) x 3.53m)

## Kitchen

9'9 x 7' (2.97m x 2.13m)

## Conservatory/Breakfast Room

9'8 x 7'7 (2.95m x 2.31m)

## Stairs Up

## Landing

## Bedroom 1

11'9 x 11'7 (3.58m x 3.53m)

## Bedroom 2

11'7 x 8' (3.53m x 2.44m)

## 2 Steps Down To Bathroom

9'9 x 7'1 (2.97m x 2.16m)

## Basement/Cellar

11'8 x 11'3 (3.56m x 3.43m)

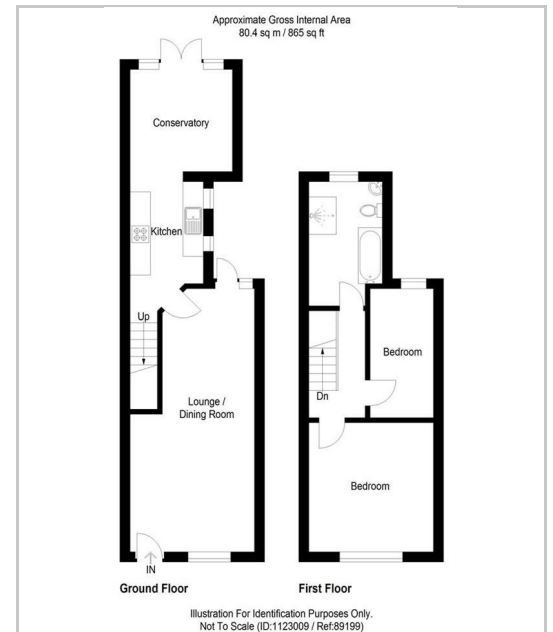
## Garden

30' x 15 (9.14m x 4.57m)

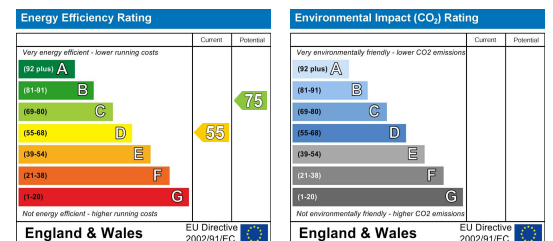
## Area Map



## Floor Plans



## Energy Efficiency Graph



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