



## 25 Milburn Road

Gillingham, ME7 1PQ

Offers in excess of £250,000



Situated just over half a mile from Gillingham High Street and mainline train station, this charming two bedroom semi-detached home offers excellent access to motorway links, local bus routes, and nearby primary and secondary schools.

The ground floor comprises of two reception rooms and a kitchen, with stairs leading down from the dining room to versatile basement space. Upstairs, you'll find two double bedrooms and a family bathroom accessed via an internal hallway. Externally, the rear garden is both private, secluded and benefits from side access.

An ideal first-time purchase, early viewing is strongly advised.

### KEY WORD SEARCH

semi-detached house, family home, first-time buyer property, reception room, lounge, living room, dining space, kitchen, basement room, versatile space, double bedroom, bathroom, rear garden, private garden, secluded garden, outside space, side access, commuter friendly, motorway access, bus routes nearby, train station nearby, schools nearby, popular location





Door to

Lounge

12'2 x 10'4 (3.71m x 3.15m)

Dining Room

12'2 x 10'5 (3.71m x 3.18m)

Kitchen

10'4 x 7'4 (3.15m x 2.24m)

Stairs to

Bedroom 1

12'2 x 10'3 (3.71m x 3.12m)

Bedroom 2

10'5 x 9'3 (3.18m x 2.82m)

Internal Hallway

Bathroom

10'4 x 7'3 (3.15m x 2.21m)

Garden

45 - 13 apx (13.72m - 3.96m apx)

Basement Access Via Dining Room

12'2 x 10'4 (3.71m x 3.15m)

Important Notice -

Pollard Estates, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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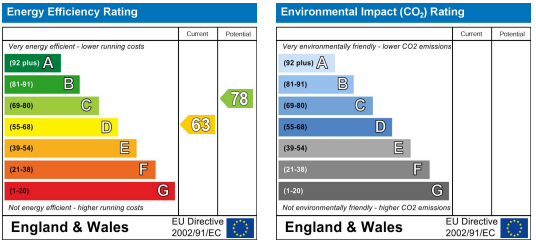
Area Map



Floor Plans



Energy Efficiency Graph



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