



Connells

Victoria Road
Gillingham



Property Description

Connells are delighted to welcome to the market this 2 bedroom, mid terraced property in Gillingham. This property is situated close to local amenities such as schools, shops, cafes, the leisure centre and travel links.

In the entrance hall of the property there is a smoke alarm and a radiator. The hall offers access to the lounge which offers a gas fireplace and a double glazed window to the front garden. There is access to the dining room from the entrance hall which also houses a gas fireplace. It has an under stairs storage cupboard. The part tiled, fitted kitchen can be accessed from the dining room and has an integral double oven, an integral gas hob and a cooker hood. The kitchen has a door through to the utility space which then offers access to the downstairs cloakroom which has a WC and a wash hand basin. The lobby has built in storage cupboards and a PVC roof. The lobby has doors to the kitchen and the utility room as well as the rear garden.

The first floor landing offers access to the loft which is part boarded and was newly insulated in 2018. The first bedroom has a feature fireplace. The second bedroom also has a feature fireplace as well as wooden panel feature wall. The bathroom has a part tiled shower cubicle as well as a WC, wash hand basin, heated towel rail and an airing cupboard.

The private and secluded rear garden is very inviting, it has patio to gravel and mature shrub borders.

Entrance Hall

The entrance hall to the property has a radiator and a smoke alarm.

Lounge

12' 1" x 12' 1" (3.68m x 3.68m)

The lounge has a double glazed window to the front of the property. It has two internet points, a radiator and a gas fireplace.

Dining Room

12' 8" x 12' (3.86m x 3.66m)

The dining room has a double glazed door to the lobby and a door to the kitchen. It has one radiator, a television point, a thermostat, a gas fireplace and under stairs storage space.

Kitchen

8' 11" x 9' 2" (2.72m x 2.79m)

The part tiled, fitted kitchen has a double glazed window to the conservatory as well as a double glazed door to the conservatory. It has both wall and base units, an integral double oven, an integral gas hob and an extractor hood. It has one radiator and a one bowl stainless steel sink and drainer.

Utility Room

4' 4" x 3' 3" (1.32m x 0.99m)

The utility room has a double glazed window to the rear of the property. It offers space for a washing machine and was insulated in 2018.

Cloakroom

The cloakroom has a double glazed, frosted window to the rear of the property. It has a part tiled wash hand basin and a WC.

Lobby

6' 9" x 8' 10" (2.06m x 2.69m)

The lobby has a double glazed window to the rear of the property and a double glazed door to the rear garden. The lobby has built in cupboards and a PVC roof. The lobby adds scope for an open plan kitchen dining room.

First Floor

Landing

The first floor landing has a smoke alarm and offers access to the loft. The loft is fully boarded and was newly insulated in 2018.

Bedroom 1

15' 10" max x 12' 1" (4.83m max x 3.68m)

The first bedroom has two double glazed windows to the front of the property. It has a feature fireplace, a radiator and a telephone point.

Bedroom 2

12' 1" x 10' 3" (3.68m x 3.12m)

The second bedroom has a double glazed window to the rear of the property. It has a feature fireplace, a wooden panel feature wall, a telephone point and a radiator.

Bathroom

The bathroom has a double glazed, part frosted window to the rear of the property. It has a part tiled walk in shower, a part tiled wash hand basin, a WC, an extractor fan, a heated towel rail and a radiator. There is also an airing cupboard which houses the water tank and gas boiler.

Outside

Rear Garden

The private enclosed rear garden gravelled with a patio area. It has mature shrub borders, two large raised beds and a full sized shed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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