



## 35 Garfield Road

Gillingham, Kent, ME7 1QB

GREENLEAF Property Services are delighted to introduce this well presented three bedroom mid-terraced Victorian house to the market, in Gillingham, Kent. This attractive looking property benefits from NO CHAIN, and is ready to move into and enjoy. The accommodation comprises of entrance, lounge, separate dining room, cellar, fitted kitchen and bathroom W/C. To the first floor there are three good size bedrooms. Benefits include double glazing, gas central heating and a good size rear garden. Located within a short walk of Gillingham train station with regular services to London, the Medway Hospital, and the high street with its range of shops, cafes and restaurants, local schools for all age groups are nearby. With A2/M2/M20/M25 road links a short drive away also, we recommend viewing at your earliest convenience to avoid disappointment.

Freehold.

EPC grade D.

Council tax band B

Price Guide £250,000

# 35 Garfield Road

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- THREE SEPARATE BEDROOMS
- CELLAR
- EASILY MAINTAINABLE REAR GARDEN
- COUNCIL TAX BAND B
- TWO RECEPTION ROOMS
- IDEAL FIRST PURCHASE/INVESTMENT
- A MUST TO VIEW!
- GROUND FLOOR BATHROOM W/C
- POPULAR LOCATION
- EPC GRADE D

## Entrance Hall

## Lounge

13'4 x 9'5 (4.06m x 2.87m)

## Dining Room

10'5 x 9'10 (3.18m x 3.00m)

## Cellar

12'9 x 12 (3.89m x 3.66m)

## Kitchen

9'1 x 8'1 (2.77m x 2.46m)

## Bathroom W/C

8'1 x 4'10 (2.46m x 1.47m)

## First Floor Landing

## Bedroom

12'8 x 11'1 (3.86m x 3.38m)

## Bedroom

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

## Bedroom

9'7 x 8'3 (2.92m x 2.51m)

## Rear Garden

## Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

## Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or

form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



## Directions

Tel: 01634730672



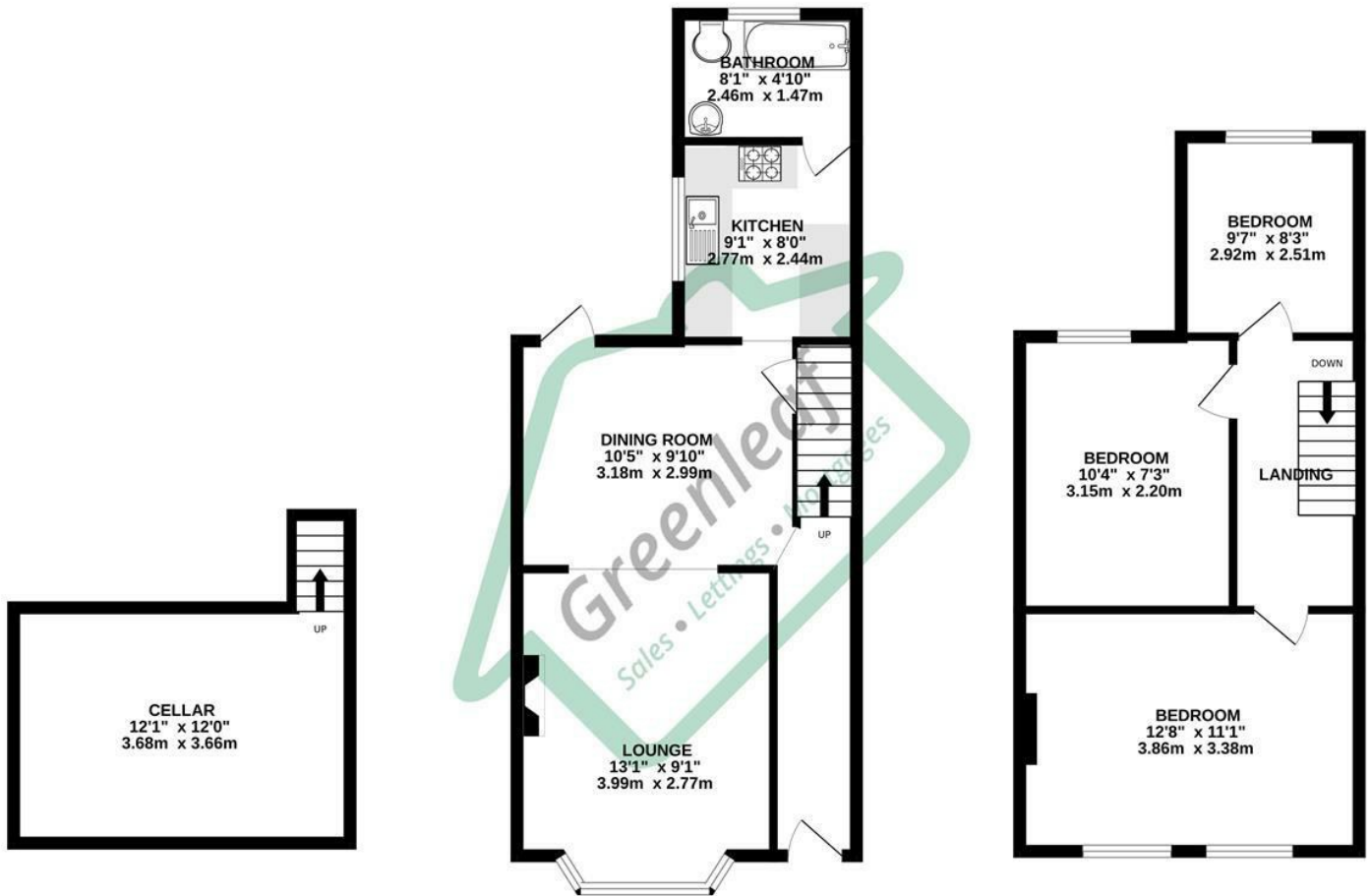




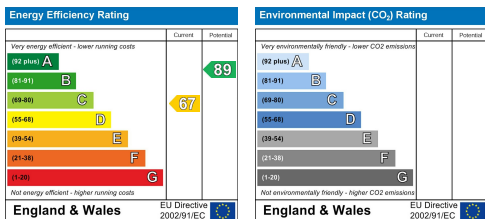
BASEMENT LEVEL

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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