



95 Gardiner Street

Gillingham, Kent, ME7 1DN

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, fitted kitchen and shower room W/C. To the first floor there are three good size bedrooms (third off the second). 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 C.

Council tax band B

Offers In The Region Of £230,000

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- IDEAL FIRST PURCHASE/INVESTMENT
- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM W/C
- THREE BEDROOMS
- GOOD SIZE REAR GARDEN
- NO CHAIN
- EPC GRADE C
- FITTED KITCHEN
- CLOSE TO TOWN CENTRE AND MAINLINE STATION
- COUNCIL TAX BAND B

Entrance Porch

Lounge

11'8" x 10'10" (3.56 x 3.32)

Dining Room

11'7" x 10'2" (3.55 x 3.12)

Kitchen

17'2" x 6'3" (5.25 x 1.92)

Shower Room W/C

6'2" x 5'10" (1.9 x 1.8)

First Floor

Bedroom

11'8" x 10'10" (3.56 x 3.32)

Bedroom

11'7" x 10'2" (3.55 x 3.12)

Bedroom

9'7" x 6'4" (2.94 x 1.94)

Rear Garden

Good Size with patio area.

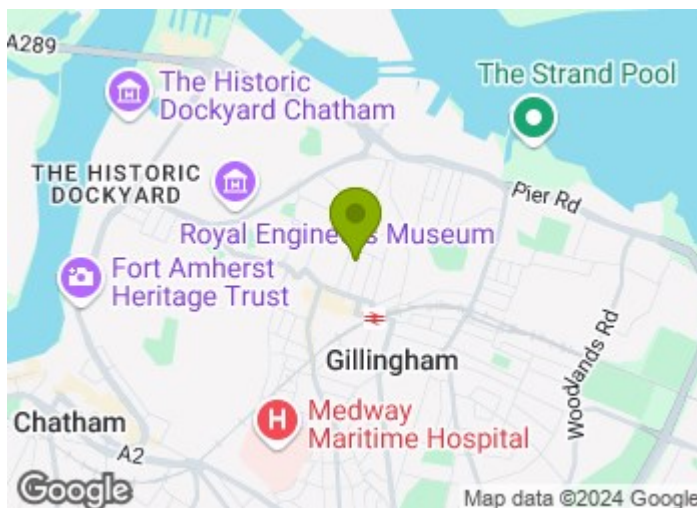
Agents Note

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

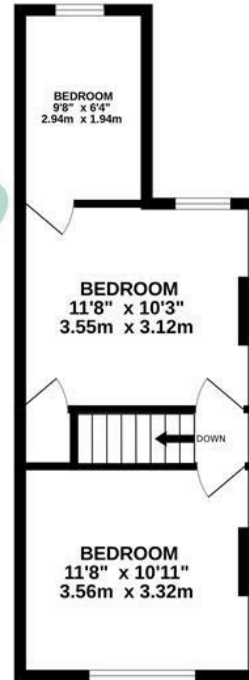
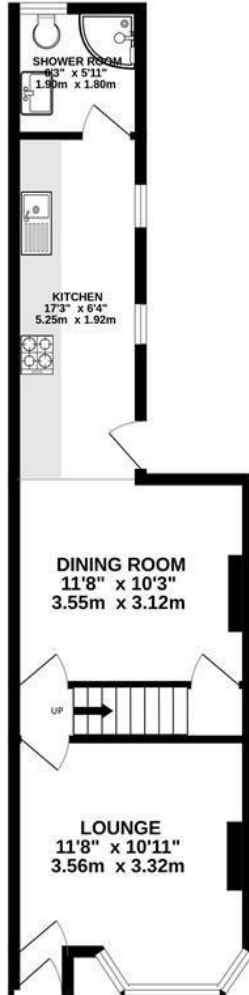
Tel: 01634730672





GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	69
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.