



7 Wellington Road

Gillingham, Kent, ME7 4NN

GREENLEAF PROPERTY SERVICES are delighted to introduce this three bedroom house to the market, in a sought after residential location in Gillingham, Kent, and available with NO ONGOING CHAIN. Whilst in need of some updating over all, this property boasts three bedrooms, two reception rooms and a good size rear garden, and would ideally suit a first time buyer looking to get their foot on the property ladder or perhaps an investor looking to add to their portfolio.

The layout briefly comprises of: Front door into lounge, separate dining room, fitted kitchen and rear lobby that gives access to the bathroom W/C and garden. To the first floor there are three separate bedrooms.

Located close to local shops and amenities, open green spaces and parks, schools for all age groups are also nearby. The Medway hospital and station with fast trains to London are a short distance away, as is Gillingham town centre with its vast array of shopping, dining and leisure facilities, whilst all A2/M2/M20 road links are a short drive away.

Council Tax Band B. EPC Grade D

Offers Over £200,000

7 Wellington Road

Gillingham, Kent, ME7 4NN



- NO CHAIN!
- GROUND FLOOR BATHROOM W/C
- CONVENIENT LOCATION
- COUNCIL TAX BAND B
- THREE BEDROOM MID-TERRACE FREEHOLD HOUSE
- FITTED KITCHEN
- IDEAL FIRST PURCHASE/INVESTMENT OPPORTUNITY
- TWO RECEPTION ROOMS
- GOOD SIZE REAR GARDEN
- EPC GRADE D

Entrance Porch

3'7" x 3'3" (1.1 x 1)

Lounge

12'10" x 10'5" (3.92 x 3.18)

Dining Room

11'10" x 10'5" (3.62 x 3.19)

Kitchen

9'1" x 6'7" (2.78 x 2.02)

Rear Lobby

6'3" x 2'8" (1.92 x 0.82)

Bathroom W/C

6'7" x 6'3" (2.02 x 1.92)

First Floor

Bedroom

11'10" x 10'7" (3.61 x 3.24)

Bedroom

9'1" x 8'0" (2.77 x 2.44)

Bedroom

6'8" x 6'8" (2.05 x 2.05)

Rear Garden

A good size with patio area.

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.

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.



Directions

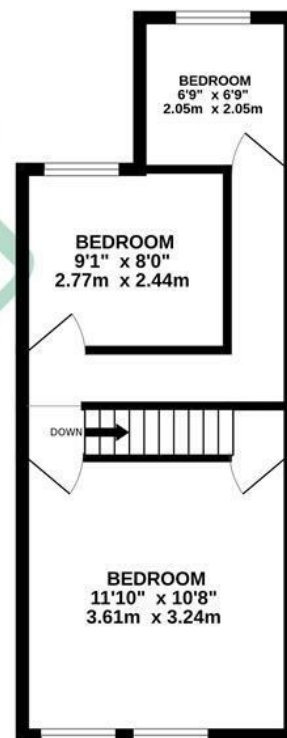
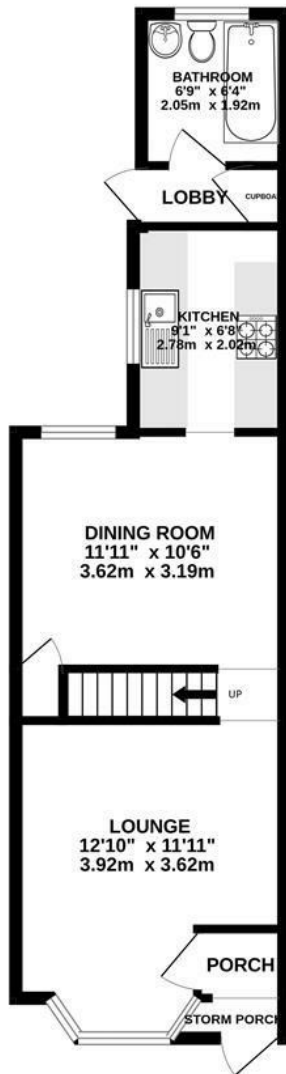
Tel: 01634730672





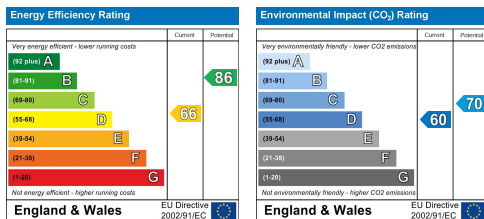
GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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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