



35 Conway Mews

Gillingham, Kent, ME7 5BD

Available with NO ONGOING CHAIN, Greenleaf Property Services are delighted to offer to the market this spacious end terrace property to the market, situated in a lovely quiet cul-de-sac in Brompton, a sought-after location nestled between Gillingham and Chatham. Accommodation comprises of spacious kitchen/breakfast room, downstairs cloakroom W/C, and lounge/dining room with doors leading to a patio and lawn garden.

To the first floor there are three good size bedrooms, the master having an en suite shower room, and a family bathroom W/C. Further benefits include a driveway to the front, garage, gas central heating and double glazing.

Located close to local amenities and the town centre offering a range of dining, leisure and shopping facilities, the bus and train stations are nearby with fast services to London, as are all A2/M2/M20 road links. The nearby historic Dockyard offers a further extensive range of dining, leisure and shopping facilities, whilst local schools and parks are nearby.

Properties of this quality in this location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade C. Council Tax Band D. Freehold.

Offers In The Region Of £340,000

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- NO CHAIN!
- ENSUITE SHOWER ROOM W/C
- SOUGHT-AFTER LOCATION
- EPC GRADE C
- THREE GOOD SIZE BEDROOMS
- DOWNSTAIRS CLOAKROOM W/C
- KITCHEN / BREAKFAST ROOM
- LOUNGE / DINING ROOM
- GARAGE & OFF ROAD PARKING
- COUNCIL BAND D

Entrance Hall

16'9" x 6'0" (5.13 x 1.85)

Cloakroom W/C

Kitchen/Breakfast Room

14'3" x 9'8" (4.35 x 2.97)

Lounge/Dining Room

16'2" x 13'1" (4.94 x 3.99)

First Floor Landing

Access to loft.

Bedroom

12'10" x 9'7" (3.93 x 2.94)

Ensuite Shower Room W/C

9'6" x 4'11" (2.92 x 1.52)

Bedroom

11'2" x 8'1" (3.42 x 2.47)

Bedroom

7'9" x 7'8" (2.38 x 2.35)

Bathroom W/C

7'0" x 6'1" (2.15 x 1.86)

Rear Garden

A good size, with patio area and side access.

Off Road Parking

To front.

Garage

To Front.

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

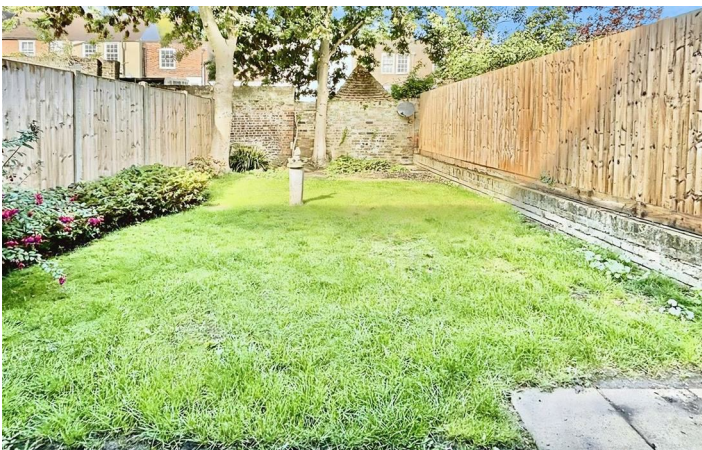
Agents Note

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.



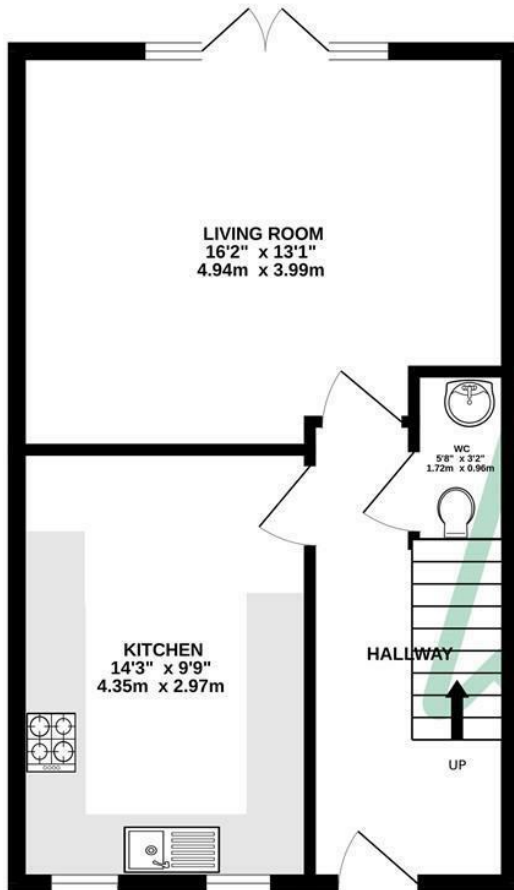
Directions

Tel: 01634730672

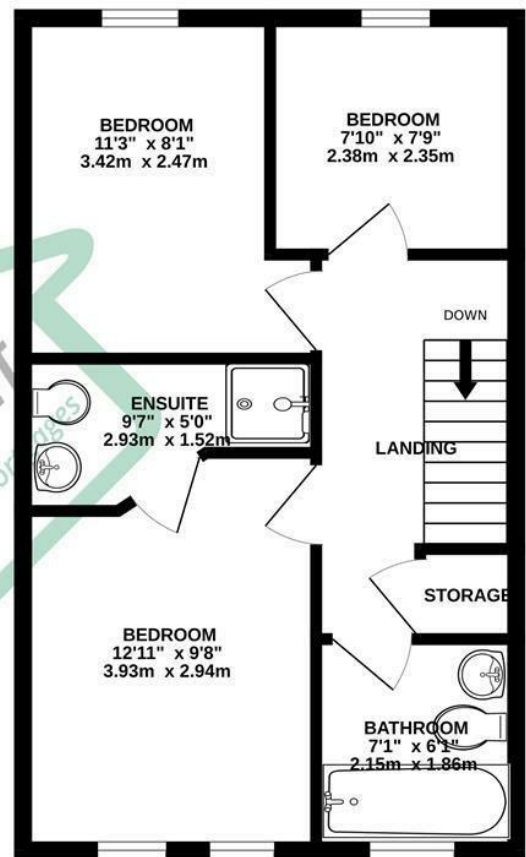




GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

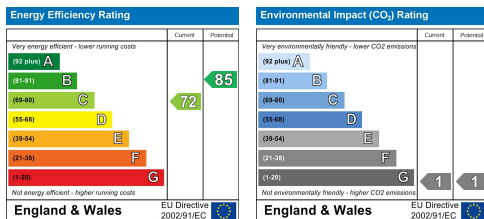


1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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