



**Modern  
Auction**

**£275,000**

**Freehold**

3x  1x  2x 

**Wigmore Road,  
Wigmore, Gillingham,  
Kent, ME8**

*Wards*  
Helping you move forwards





## Main features

- **Fantastic potential for investment or a family home**
- **Being sold as chain free**
- **For sale by Modern Auction - T's & C's apply**
- **Subject to undisclosed Reserve Price**
- **Buyer's fees apply**

## Accommodation

### GROUND FLOOR

Porch

Lounge : 17'6 x 11'11 (5.34m x 3.63m)

Dining Room : 10'2 x 8'10 (3.10m x 2.69m)

Kitchen: 10'8 x 8'3 (3.25m x 2.52m)

### FIRST FLOOR

Landing

Bedroom 1 : 12'0 x 8'11 (3.66m x 2.72m)

Bedroom 2 : 10'8 x 10'4 (3.25m x 3.15m)

Bedroom 3 : 9'2 x 8'3 (2.80m x 2.52m)

Bathroom

### OUTSIDE

Front Garden

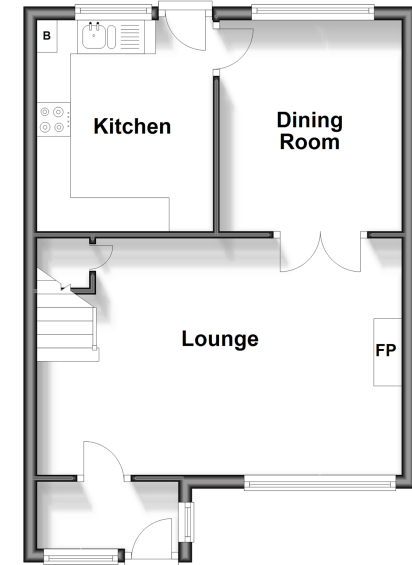
Rear Garden

Garage to Rear

Driveway

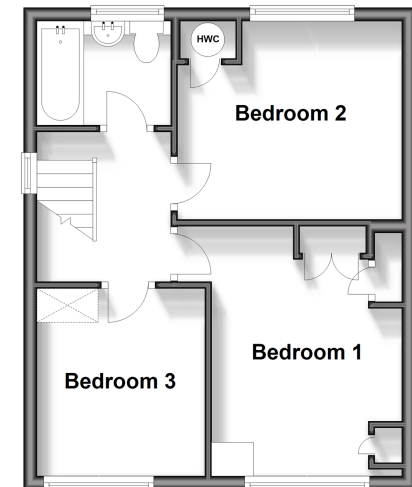
### Ground Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



### First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



**Call Rainham - 01634 373531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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