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5 St. Barnabas Close

• Gillingham

Price: Asking Price £390,000



5, St. Barnabas Close, , ME7 4BU
Asking Price £390,000

- TWO/THREE BEDROOM DETACHED HOME
- DRIVEWAY
- GARAGE
- DOWNSTAIRS WC
- SEPARATE DINING ROOM
- STUDY
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- CTAX BAND: D
- EPC RATING: E

Superb two/three bedroom detached home nestled in a quiet cul-de-sac on St. Barnabas Close. The property benefits from a driveway, garage, downstairs WC and a separate dining room.

EPC Rating: E

PORCH

3'2" x 5'11" (0.98m x 1.82m)

ENTRANCE HALL

8'7" x 4'7" (2.63m x 1.41m)

LOUNGE

14'8" x 15'9" (4.49m x 4.81m)

KITCHEN

13'11" x 7'10" (4.25m x 2.40m)

DINING ROOM

11'6" x 11'0" (3.51m x 3.37m)

DOWNSTAIRS WC

6'0" x 2'10" (1.83m x 0.87m)

BEDROOM 1

12'5" x 12'0" (3.80m x 3.67m)

BEDROOM 2

12'2" x 7'10" (3.71m x 2.40m)

BEDROOM 3/DRESSING ROOM

5'3" x 7'8" (1.62m x 2.36m)

SHOWER ROOM

4'5" x 8'3" (1.37m x 2.54m)

GARAGE

7'11" x 16'2" (2.43m x 4.94m)

DRIVEWAY

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	77	England & Wales
		53	EU Directive 2002/91/EC

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GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.8 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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