

01634 379 799

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38 The Ridgeway

• Gillingham

Price: Asking Price £475,000





38, The Ridgeway, , ME7 1JN  
Asking Price £475,000

- SIX BEDROOM EXTENDED END OF TERRACE
- DRIVEWAY FOR MULTIPLE VEHICLES
- TREMENDOUS POTENTIAL
- FIRE DOORS, EMERGENCY LIGHTING, FIRE PANEL IN PLACE
- UTILITY ROOM
- POTENTIAL HMO
- LARGE REAR GARDEN
- CHAIN FREE
- CTAX BAND: D
- EPC RATING: C

Tremendous potential at this six bedroom End of terrace property located in the heart of Gillingham just minutes from Greenwich University and Gillingham train station.

The property would make an ideal HMO subject to necessary regulations and licences.

EPC Rating: C

#### Entrance Hall

7'8" x 14'9" (2.36m x 4.51m)

#### Utility Room

4'5" x 11'11" (1.37m x 3.64m)

#### Kitchen

13'2" x 14'0" (4.03m x 4.29m)

#### Bedroom 1

17'10" x 11'0" (5.46m x 3.36m)

#### Bedroom 1 Ensuite

4'11" x 5'6" (1.52m x 1.70m)

#### Bedroom 2

9'4" x 12'11" (2.87m x 3.96m)

#### Bedroom 2 Ensuite

5'4" x 5'11" (1.64m x 1.81m)

#### Lounge

11'6" x 17'10" (3.51m x 5.45m)

#### Bedroom 3

8'4" x 12'8" (2.56m x 3.87m)

#### Bedroom 3 Ensuite

5'4" x 5'11" (1.65m x 1.81m)

#### Landing

7'10" x 15'7" (2.40m x 4.76m)

#### Bedroom 4

11'7" x 11'10" (3.55m x 3.63m)

#### Bedroom 4 Ensuite

5'9" x 10'7" (1.76m x 3.23m)

#### Bedroom 5

12'6" x 11'0" (3.82m x 3.37m)

#### Bedroom 5 Ensuite

4'11" x 9'0" (1.51m x 2.76m)

#### Bedroom 6

16'6" x 13'1" (5.05m x 4.00m)

#### Bedroom 6 Ensuite

5'9" x 10'4" (1.77m x 3.16m)

#### Garden

#### 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

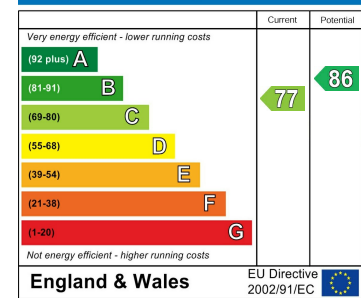
#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtens 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.

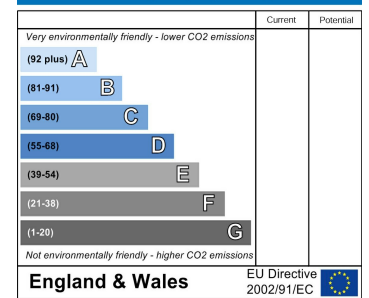




**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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GROUND FLOOR  
1079 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 1985 sq.ft. (184.4 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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