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www.harrisonsreeve.com



4 Hotel Road

• Gillingham

Price: Offers In Excess Of £350,000



4, Hotel Road, , ME8 6AF
Offers In Excess Of £350,000

- OFFERS IN EXCESS OF £350,000
- THREE BEDROOMS
- GARAGE & DRIVEWAY
- APPROX. 1484 SQ FT
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GROUND FLOOR STUDY/BEDROOM
- BEAUTIFUL GARDEN
- MEDWAY COUNCIL TAX BAND D
- EPC RATING C

This TERRACED TOWN HOUSE is in a fantastic location close to local amenities including, motorway links, Avenue Tennis and Rainham Mark Grammar School.

The property is on offers in excess of £350,000 and has the benefit of an integral garage and a driveway to the front for 1 car. The rear garden has two patio areas, the rest is laid to lawn with trees and shrubs and the size is approx. 65ft x 15ft.

The property comprises of ground floor with entrance hall, garage, WC, study/bedroom, and utility room, to the 1st floor, living room/diner and kitchen, to the 2nd floor three bedrooms, en-suite shower room and a bathroom.

Please call or pop in the office to find out more.

EPC RATING C
Medway council tax band D

GROUND FLOOR

ENTRANCE HALL

17'0" x 3'3" (5.2 x 1.0)

With door leading to the entrance hall, there is an under stairs storage cupboard.

INTEGRAL GARAGE

18'0" x 8'6" (5.5 x 2.6)

With power, light and up and over door.

WC

With low level WC and wall mounted sink.

STUDY/BEDROOM 4

11'1" x 9'2" (3.4 x 2.8)

With radiator and double glazed French doors leading to the rear garden.

UTILITY ROOM

7'10" x 6'6" (2.4 x 2.0)

With base and eye level units, wall mounted boiler, stainless steel sink, space for washing machine, plumbing for tumble dryer and door leading to the rear garden.

FIRST FLOOR

LANDING

With a radiator.

LOUNGE/DINER

17'0" x 15'8" (5.2 x 4.8)

With gas fire, French doors to Juliet balcony, double glazed window to the front and two radiators,

KITCHEN/DINER

16'0" x 11'1" (4.9 x 3.4)

With two double glazed windows to the rear, base and eye level units, space for a washing machine. There is an electric oven with gas hob and extractor fan above.

SECOND FLOOR

LANDING

Airing cupboard housing the hot water tank.

BEDROOM 1

11'5" x 11'1" (3.5 x 3.4)

With double glazed window, built in wardrobes and a radiator.

EN-SUITE SHOWER ROOM

With shower cubicle, low level WC, wall mounted sink, frosted double glazed window and a radiator.

BEDROOM 2

11'9" x 8'6" (3.6 x 2.6)

With built in wardrobe, radiator and double glazed window.

BEDROOM 3

7'10" x 7'2" (2.4 x 2.2)

With double glazed window and radiator.

FAMILY BATHROOM

White suite comprising of bath with panel to the front, low level WC and wall mounted sink.

GARDENS

FRONT - Pebble area with trees/scrubs, there is a tarmacked area for 1 parking space and there is a storage cupboard housing the electric meter to the front of the property. The gas meter is to the front.

REAR - Size of the garden is 65ft long x 15ft wide, there are two patio area, the rest is laid to lawn with various trees, shrubs and fruit trees.

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.

Important Notice

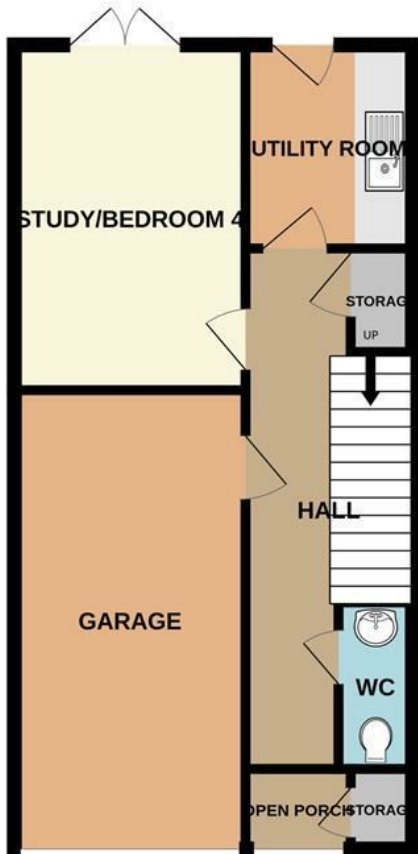


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75 86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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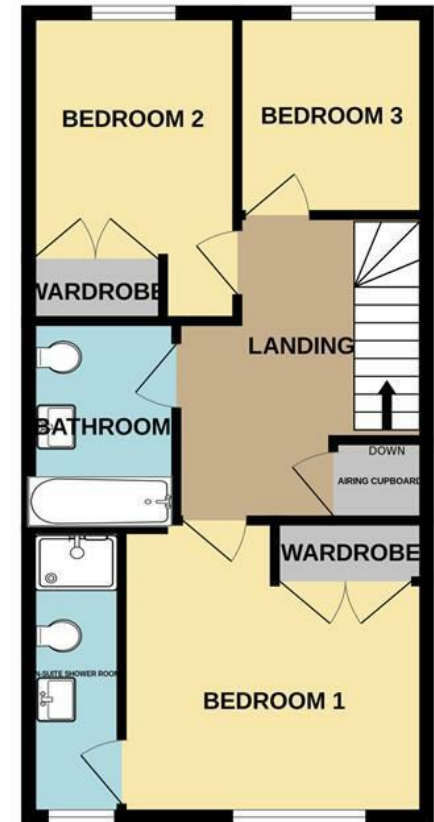
GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.8 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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