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www.harrisonsreeve.com

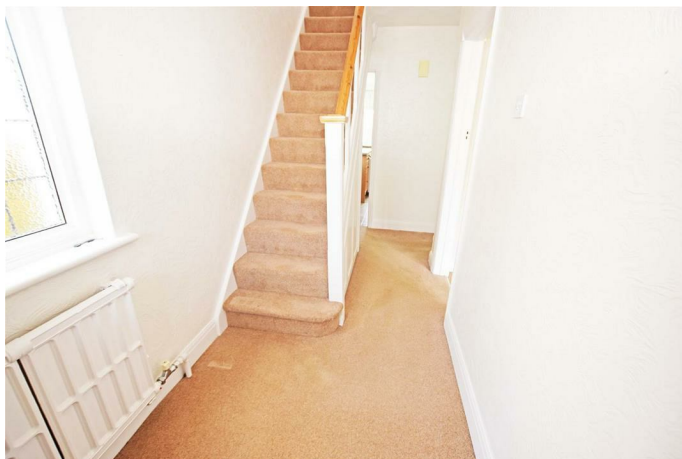


12 Priory Road

• Gillingham

Price: Offers In Excess Of £425,000





12, Priory Road, , ME8 6AR  
Offers In Excess Of £425,000

- OFFERS IN EXCESS OF £425,000
- DETACHED HOUSE
- GARAGE
- DRIVEWAY
- NO CHAIN!
- THREE BEDROOMS
- LOUNGE/DINER
- DINING ROOM
- EPC RATING E
- MEDWAY COUNCIL TAX BAND E

Harrisons Reeve are pleased to be selling this DETACHED house priced at offers in excess of £425,000.

The property has the benefit of a garage and driveway. The property has NO ONWARD CHAIN.

The property comprises of ground floor with, entrance hall, dining room, lounge/diner, kitchen, utility and the first floor has THREE bedrooms and a shower room.

Please contact the office to find out more or to book a viewing – we are open 7 days a week and BANK HOLIDAYS.

EPC RATING TBC  
Medway council tax band C

Medway Council tax band E  
EPC RATING E



## GROUND FLOOR

### ENTRANCE HALL

15'1" x 4'11" (4.6 x 1.5)

Stairs leading to the first floor, frosted window to the side, radiator and under stairs storage cupboard.

### DINING ROOM

13'5" x 11'9" (including bay) (4.1 x 3.6 (including bay))

With parquet flooring, bay window to the front, gas fire and radiator.

### LOUNGE/DINER

20'4" x 11'1" (6.2 x 3.4)

Glass panelled door leading into the lounge/diner, radiator, sliding door leading to the rear garden.

### KITCHEN

14'5" x 6'2" (4.4 x 1.9)

With base and eye level units, inset sink with window above, gas hob and electric oven. window to the side and door leading to the utility.

### UTILITY ROOM

7'6" x 4'3" (2.3 x 1.3)

With window to the rear and door leading to the rear garden.

## FIRST FLOOR

### LANDING

9'2" x 6'6" (2.8 x 2.0)

### BEDROOM 1

11'9" x 10'2" (widest points) (3.6 x 3.1 (widest points))

With bay window. radiator and wardrobe.

### BEDROOM 2

13'1" x 9'2" (with bay) (4.0 x 2.8 (with bay))

With window, airing cupboard and radiator.



### BEDROOM 3

10'5" x 6'2" (with bay) (3.2 x 1.9 (with bay))

With bay window and radiator.

### SHOWER ROOM

5'10" x 5'10" (1.8 x 1.8)

With corner shower unit, WC, sink, radiator, frosted window and loft hatch.

### GARAGE

Garage in the rear garden with driveway to the front.

### GARDENS

FRONT - Laid to lawn with mature trees and shrubs.

REAR - Mainly laid to lawn with mature trees/shrubs and side access. Approx 60 x 40ft.

### 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 and Ives and Co, 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Harrisons Reeve Harrisons Reeve Office**  
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 medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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