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30 Shorefields

• Gillingham

Price: Price Range £425,000



30, Shorefields, , ME8 8SB

Price Range £425,000

- PRICE BRACKET £425,000 TO £450,000
- BUNGALOW
- DETACHED
- GARAGE
- DRIVEWAY
- NO ONWARD CHAIN
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- MEDWAY COUNCIL TAX BAND E
- EPC RATING "C"

Welcome to this charming detached bungalow in the sought-after area of Shorefields, Gillingham. This delightful property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms and two bathrooms, there is plenty of space for everyone to enjoy. Priced with price bracket £425,000 to £450,000.

Situated on a generous plot, this bungalow offers parking for two vehicles, ensuring convenience for you and your visitors. The added bonus of a GARAGE provides extra storage space or a secure spot for your car.

Being a DETACHED property, you can enjoy the privacy and tranquillity that comes with it, making it a peaceful retreat from the hustle and bustle of everyday life. The fact that this property is being offered with no chain means you could be moving in sooner than you think!

The property is less than a 10 minute walk from Rainham train station

Don't miss out on the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing and start envisioning the wonderful possibilities this property has to offer.

#### ENTRANCE HALL

27'10" x 3'7" (widest points) (8.5 x 1.1 (widest points))

With door leading into the entrance hall. loft access which is housing the boiler, radiator and airing cupboard.

#### BATHROOM

6'10" x 4'3" (2.1 x 1.3)

White suite comprising of bath with panel to the front, low level WC, wall mounted sink, frosted double glazed window to the front.

#### BEDROOM 1

11'1" x 8'2" (3.4 x 2.5)

With fitted wardrobes, two double glazed windows to the rear and radiator.

#### EN-SUITE SHOWER ROOM

5'6" x 4'7" (1.7 x 1.4)

With built in shower cubicle, low level WC, tiled walls and wall mounted sink.

#### LOUNGE/DINER

17'0" x 11'5" (widest points) (5.2 x 3.5 (widest points))

With gas fire, two radiators, sliding door leading to the rear garden and a double glazed window to the rear.

#### KITCHEN

13'1" x 8'6" (4.0 x 2.6)

With base and eye level units, door leading to the rear garden, built in electric cooker, gas hob with extractor above, space for fridge/freezer.

#### BEDROOM 2

11'9" x 10'5" (3.6 x 3.2)

With radiator and double glazed window to the front.

#### BEDROOM 3

8'2" x 8'2" (2.5 x 2.5)

With double glazed window to the front and radiator.

#### GARAGE

16'8" x 7'10" (5.1 x 2.4)

With metal up and over door, power and light.

#### 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">86</span>  <span style="font-size: 2em; font-weight: bold;">69</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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

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GROUND FLOOR  
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 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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