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www.harrisonsreeve.com

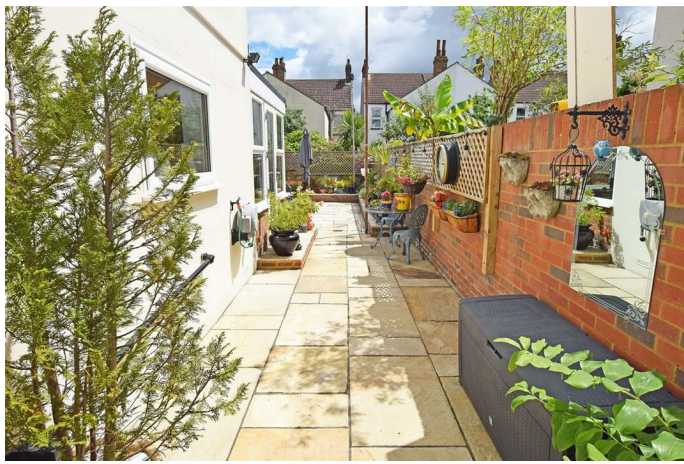
HR HARRISONS
REEVE



29 Cleave Road

• Gillingham

Price: £395,000



29, Cleave Road, ME7 4AY
£395,000

- IMMACULATELY PRESENTED PERIOD SEMI DETACHED PROPERTY
- APPROX 1818 SQ FT
- 3 DOUBLE BEDROOMS
- DOWNSTAIRS SHOWER ROOM & UPSTAIRS BATHROOM
- POPULAR UPPER GILLINGHAM AREA
- LOUNGE, DINING ROOM & KITCHEN/BREAKFAST ROOM
- PERIOD FEATURES
- EPC RATING BAND "D", COUNCIL TAX BAND "D"
- WELL PRESENTED COURTYARD STYLE REAR GARDEN

Welcome to this charming semi-detached house located on the desirable Cleave Road in Gillingham. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and recharge.

The house features two modern bathrooms, ensuring convenience and comfort for all residents. Spanning across 1,818 sq ft, this home offers a generous amount of living space for you to personalise and make your own.

Situated in a sought-after area, this property provides a perfect blend of tranquillity and convenience. Whether you're looking to enjoy a peaceful evening in the garden or explore the nearby amenities, this house offers the best of both worlds.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful property on Cleave Road.

Porch

Composite entrance door, hardwood door to :

Entrance Hall

2 radiators. Stair case to first floor.

Lounge

15'4" into bay x 13'10" (4.68m into bay x 4.24m)

Double glazed bay window to front, feature fireplace, radiator, double doors to :

Dining Room

11'9" x 11'3" (3.59m x 3.43m)

Double glazed window to rear, radiator.

Rear Lobby

Double glazed door to rear garden, Door to :

Downstairs Shower Room

Frosted double glazed window to side. Suite comprising walk in shower cubicle with "Aqualisa" shower unit, low level WC and vanity unit with inset sink unit. Chrome heated towel rail.

Kitchen/Breakfast Room

23'0" x 12'5" red to 11'5" (7.02m x 3.80m red to 3.50m)

Double glazed window to side. Double glazed windows to rear. Double glazed door leading to rear garden. Vaulted ceiling with roof lantern.

Fitted kitchen with base and eye level units with work surfaces over. Built in double electric oven. Space and plumbing for washing machine and dishwasher. Integrated fridge/freezer. Island unit with 5 ring gas hob. Inset ceramic sink unit with side drainer and mixer tap.

Landing

Access to loft space. Built in storage cupboard.

Bedroom 1

17'10" x 13'3" (5.45m x 4.04m)

2 double glazed windows to front. Feature fireplace. Radiator.

Bedroom 2

11'11" x 11'3" (3.64m x 3.45m)

Double glazed window to rear, radiator.



Bathroom

8'0" x 7'5" (2.44m x 2.28m)
 Frosted double glazed window to side. White fitted suite comprising panelled bath, pedestal wash hand basin and low level WC. Built in airing cupboard housing boiler.

Bedroom 3

13'8" x 11'6" (4.17m x 3.51m)
 Double glazed window to rear, radiator, feature fireplace.

Rear Garden

Approx. 25' in depth, with side garden area. Attractive paved garden with feature walls and borders. Side pedestrian access.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			77
(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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NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

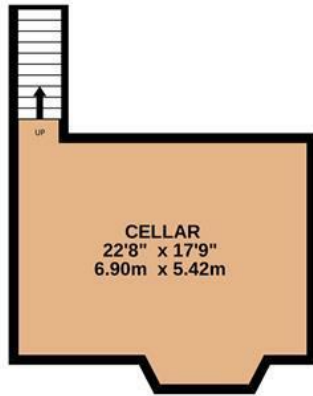
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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements 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



BASEMENT
269 sq.ft. (25.0 sq.m.) approx.



GROUND FLOOR
842 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1818 sq.ft. (168.9 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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