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30 Milsted Road

• Gillingham

Price: Offers In Excess Of £275,000



30, Milsted Road, , ME8 6SU
Offers In Excess Of £275,000

- FANTASTIC 2 BEDROOM SEMI DETACHED HOUSE
- EXTENDED ACCOMMODATION
- DOWNSTAIRS WC
- 2 DOUBLE BEDROOMS, WELL PRESENTED UPSTAIRS BATHROOM
- LOUNGE/DINING ROOM, KITCHEN AND STUDY AREA
- COUNCIL TAX BAND "B", EPC RATING AWAITED
- POTENTIAL FOR OFF ROAD PARKING, SUBJECT TO PLANNING & RELEVANT CONSENTS BEING GRANTED
- REAR GARDEN OF APPROX. 50' X 30'

Welcome to this charming semi-detached house located on Milsted Road in the lovely area of Gillingham. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office. The house features a well-maintained bathroom, ensuring convenience for the residents.

Spanning across 842 square feet, this home offers a comfortable living space with great potential for personalisation and creativity. The semi-detached style provides a sense of privacy while still being part of a friendly neighbourhood community.

Situated in Gillingham, this property benefits from a peaceful environment while being within reach of local amenities, schools, and transport links. Whether you're looking to settle down or invest in a property with character, this house on Milsted Road is a fantastic opportunity to create a warm and welcoming home.

Entrance Hall

13'4" x 5'4" (4.07m x 1.65m)

Double glazed entrance door, double glazed window to rear. Radiator. Stair case to first floor.

Lounge/Dining Room

15'7" x 12'4" red to 9'8" (4.77m x 3.78m red to 2.95m)

Double glazed windows to front and side. Radiator.

Kitchen

10'5" x 9'8" (3.20m x 2.97m)

Double glazed window to rear. White fitted kitchen comprising base and eye level units with work surfaces over. Built in larder. Inset stainless steel sink unit with side drainer and mixer tap. Space and plumbing for washing machine and dish washer. Built in electric oven and hob.

Rear Lobby

Double glazed French doors to rear garden.

WC

White low level WC. Frosted double glazed window to side.

Utility Area

9'3" x 5'4" (2.82m x 1.64m)

Double glazed window to rear.

Landing

Double glazed window to side. Built in airing cupboard housing boiler. Access to loft space.

Bedroom 1

12'6" x 10'6" (3.83m x 3.21m)

Double glazed window to rear, radiator, built in wardrobe.

Bedroom 2

10'5" x 9'8" (3.19m x 2.95m)

Double glazed window to front, radiator, built in wardrobe.

Bathroom

White fitted suite comprising panelled bath with electric wall mounted shower unit over, low level WC and vanity unit with inset sink unit. Heated towel rail. Extractor fan. Frosted double glazed window to side.

Exterior

Rear Garden

Approx. 50' x 30' mainly laid to lawn with a paved patio area. Fenced to boundaries. Side pedestrian access. Summerhouse and shed.

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.

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.

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 (CO₂) 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
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 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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