

- 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 wardorbe.

## 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.

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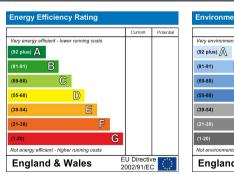
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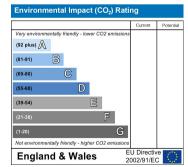












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## TOTAL FLOOR AREA: 842 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other floors are approximated and no registrability is taken for any enror, 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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