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HR HARRISONS
REEVE



100 Marshall Road

Gillingham

Price: Asking Price £425,000



100, Marshall Road, , ME8 0AN
Asking Price £425,000

- THREE BEDROOM SEMI DETACHED HOME
- GARAGE
- DRIVEWAY
- DOWNSTAIRS WC
- APPROX 150FT REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- SOUGHT AFTER LOCATION
- CLOSE TO SCHOOLS & AMENITIES
- CTAX BAND: D
- EPC RATING: BAND "D"

Charming semi-detached house located on the sought-after Marshall Road close to local amenities, schools, and transport links, you'll have everything you need right at your doorstep.

One of the highlights of this property is the impressive approximately 150ft rear garden, offering plenty of space for outdoor activities, not to mention potential to extend (STPP).

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer.

EPC Rating: Awaited.

Porch
4'11" x 1'11" (1.51m x 0.60m)

Entrance Hall
4'10" x 12'10" (1.49m x 3.92m)

Lounge
12'4" x 11'10" (3.76m x 3.62m)

Dining Room
10'2" x 11'10" (3.12m x 3.62m)

Kitchen
6'11" x 8'5" (2.12m x 2.59m)

Downstairs WC
2'11" x 4'3" (0.90m x 1.30m)

Landing
5'11" x 10'4" (1.82m x 3.16m)

Bedroom 1
11'3" x 11'8" (3.44m x 3.57m)

Bedroom 2
10'0" x 11'11" (3.05m x 3.65m)

Bedroom 3
5'11" x 6'11" (1.82m x 2.11m)

Bathroom
5'10" x 6'0" (1.80m x 1.85m)

Garage
8'9" x 16'2" (2.67m x 4.93m)

Garden
approx 32'9" x 147'7" (approx 10m x 45m)

Important Notice

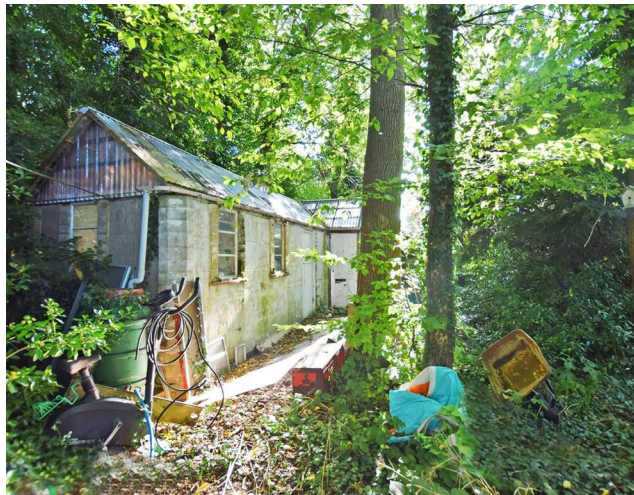
Harrisons Reeve, their clients and any joint agents give notice that:

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, 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	57		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.2 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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