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1 Toronto Road

• Gillingham

Price: Offers In Excess Of £275,000



1, Toronto Road, , ME7 2EW
Offers In Excess Of £275,000

- OFFERS IN EXCESS OF £275,000
- NO CHAIN
- GARAGE
- LOUNGE
- DINING ROOM
- THREE BEDROOMS
- END OF TERRACE
- 15 MINUTE WALK TO GILLINGHAM TRAIN STATION
- MEDWAY COUNCIL TAX BAND B
- EPC RATING "D"

Welcome to Toronto Road, Gillingham - a charming END TERRACE house that could be your next dream home! This lovely property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space. The spacious lounge/diner provides a comfortable area to relax and entertain guests.

Situated in a convenient location, this property offers easy access to local amenities, making daily errands a breeze. It is a 15 minute walk to Gillingham train station.

The inclusion of a garage adds extra storage space or the perfect spot to keep your vehicle safe from the elements. Best of all, this property comes with no chain, ensuring a smooth and hassle-free buying process.

Don't miss out on this fantastic opportunity to own a beautiful home in a sought-after area. Contact us today to arrange a viewing and make Toronto Road your new address!

EPC rating - TBC
Medway Council tax band B

GROUND FLOOR

ENTRANCE HALL

9'6" x 7'6" (widest points) (2.9 x 2.3 (widest points))
With door leading into the entrance hall, radiator, stairs leading to the first floor, under-stairs cupboard housing the utility meters and a storage cupboard.

LOUNGE

13'1" x 11'9" (4.0 x 3.6)
With double glazed window to the front and radiator.

DINING ROOM

11'1" x 10'9" (3.4 x 3.3)
With double glazed window to the rear, fireplace and radiator.

KITCHEN

8'6" x 7'2" (2.6 x 2.2)
With base and eye level units, stainless steel sink, wall mounted boiler, with integrated cooker and hob, extractor fan above.

UTILITY

9'6" x 3'3" (2.9 x 1.0)
With power, windows to the rear and door leading to the rear garden.

FIRST FLOOR

LANDING

6'6" x 4'3" (2.0 x 1.3)
Window to the side and access to the loft.

BEDROOM 1

13'1" x 12'9" (4.0 x 3.9)
With double glazed window, brick built fireplace and radiator.

BEDROOM 2

11'5" x 9'6" (3.5 x 2.9)
With window and radiator.

BEDROOM 3

9'6" x 7'2" (2.9 x 2.2)
With double glazed window and radiator.

BATHROOM

8'10" x 6'6" (2.7 x 2.0)
Suite comprising of bath with panel to the front, low level WC, wall mounted sink, window and radiator.

REAR GARDEN

Decking area, steps leading to the laid to lawn area with small trees and shrubs. There is a side door for access to the garage. The garden is approx 40 x 40ft.

GARAGE

With metal up and over door.

IMPORTANT NOTICE

Harrisons Residential, 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 Residential 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.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(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
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR
NaN sq.ft. (NaN 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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