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11 Orchard Street
• Gillingham

Price: Guide Price £300,000



11, Orchard Street, , ME8 9AA
Guide Price £300,000

- GUIDE PRICE: £300,000 - £315,000
- THREE BEDROOM DETACHED HOME
- UTILITY ROOM
- TWO RECEPTION ROOMS
- CELLAR
- UPSTAIRS BATHROOM
- DOWNSTAIRS WC
- CENTRAL RAINHAM LOCATION
- CTAX BAND: D
- EPC RATING: E

Welcome to Orchard Street - a charming location that could be the perfect setting for your new home! This delightful detached house boasts a wonderful blend of modern comfort and classic charm.

As you step inside, you'll be greeted by 2 cosy reception rooms, perfect for relaxing with family and friends. With three bedrooms, there's ample space for a growing family or for hosting guests. The convenience of a downstairs WC adds a practical touch to this lovely home.

One of the standout features of this property is the period details that add character and warmth to the space. From the moment you walk through the door, you'll be enchanted by the unique charm that sets this house apart.

Situated close to the high street, you'll have easy access to a variety of shops, restaurants, and amenities, making daily errands a breeze. And when you're in the mood for some outdoor relaxation, the large rear garden provides the perfect oasis for enjoying the fresh air and hosting summer gatherings.

Additionally, the presence of a cellar offers extra storage space or the potential for a creative project. Whether you're looking to create a home gym, a workshop, or simply need more room for storage, the cellar provides endless possibilities.

Don't miss out on the opportunity to make this house your own and enjoy the best of both worlds - modern convenience and timeless elegance. Book a viewing today and envision the life you could create in this wonderful property on Orchard Street!

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Entrance Hall
5'3" x 25'7" (widest points) (1.61m x 7.8m (widest points))

Lounge
12'11" x 12'4" (3.95m x 3.77m)

Dining Room
10'9" x 12'5" (3.30m x 3.79m)

Kitchen
7'4" x 11'1" (2.24m x 3.39m)

Downstairs WC
4'2" x 2'10" (1.28m x 0.88m)

Utility Room
7'4" x 4'0" (2.24m x 1.24m)

Landing
5'2" x 12'5" (1.58m x 3.81m)

Bedroom 1
14'1" x 12'4" (4.30m x 3.76m)

Bedroom 2
10'10" x 7'4" (3.31m x 2.26m)

Bedroom 3
7'4" x 11'2" (2.26m x 3.42m)

Bathroom
9'9" x 4'6" (2.99m x 1.38)

Cellar
16'6" x 12'7" (5.03m x 3.85m)

Garden

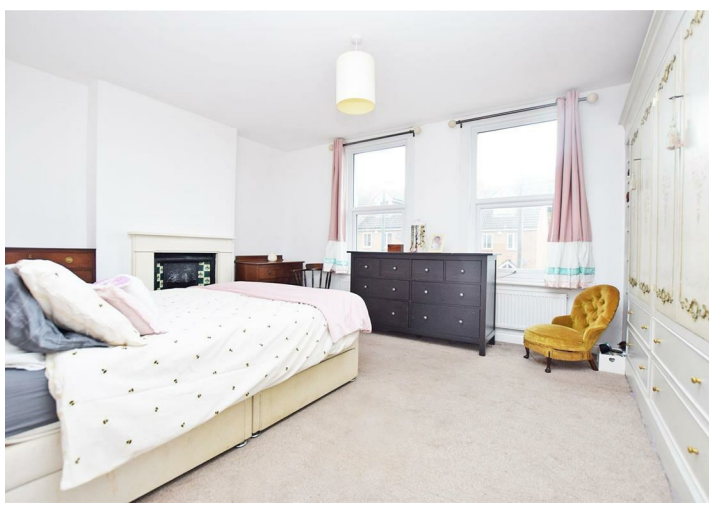
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NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

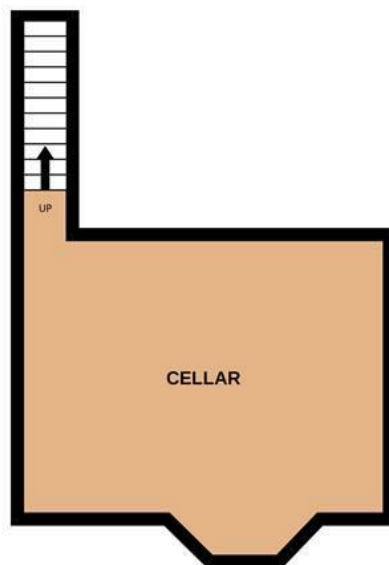
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(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	EU Directive 2002/91/EC

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BASEMENT
242 sq.ft. (22.4 sq.m.) approx.



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.3 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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