

01634 379 799

www.harrisonsreeve.com



11 Orchard Street
• Gillingham

Price: Guide Price £300,000



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

- SOLD (STC) BY HARRISONS REEVE
- THREE BEDROOM DETACHED HOME, GUIDE PRICE: £300,000 - £315,000
- 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!

Guide Price: £300,000 - £315,000

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

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, 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.

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

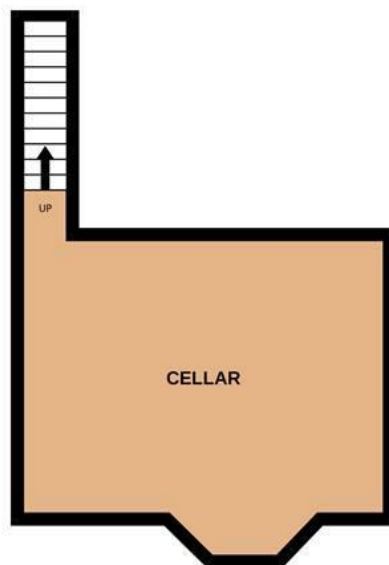


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	
	47		
England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO ₂) 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		EU Directive 2002/91/EC	

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

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.
Made with Metropix ©2024