

01634 379 799

www.harrisonsreeve.com

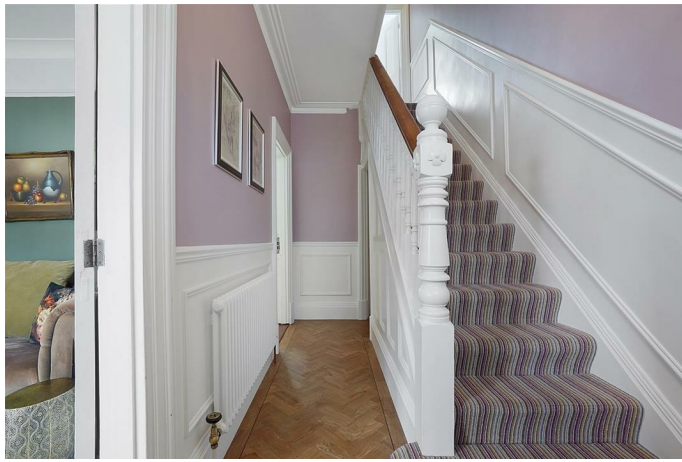


135 Nelson Road

• Gillingham

Price: Price Range £400,000





135, Nelson Road, ME7 4LT  
Price Range £400,000

- IMMACULATELY PRESENTED 3 BEDROOM DETACHED FAMILY RESIDENCE IN UPPER GILLINGHAM
- PRICE RANGE £400,000 TO £425,000
- DRIVEWAY TO FRONT
- LOUNGE, KITCHEN & CONSERVATORY/DINING ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- TURNKEY PROPERTY
- PERIOD FEATURES
- CONVENIENT LOCATION TO MAIN ROADS, GILLINGHAM TOWN CENTRE, TRAIN STATION AND GILLINGHAM PARK
- EPC RATING "E" MEDWAY COUNCIL TAX BAND "D"

\*PRICE RANGE £400,000 TO £425,000\*

Welcome to Nelson Road, Gillingham - a charming location that could be the perfect setting for your new home! This delightful detached house boasts a spacious 1,083 sq ft of living space, offering you plenty of room to create your ideal living environment.

As you step inside, you'll be greeted by a cosy reception room where you can relax and unwind after a long day. With three inviting bedrooms, there's ample space for the whole family or guests to feel right at home. The property also features a well-appointed bathroom, ensuring convenience and comfort for all.

One of the perks of this property is the parking space available for one vehicle, making coming home a breeze. Whether you're a first-time buyer, a growing family, or someone looking for a peaceful retreat, this house on Nelson Road has the potential to cater to your needs.

Don't miss out on the opportunity to make this house your own and enjoy the benefits of living in this lovely neighbourhood. Book a viewing today and envision the possibilities that await you in this wonderful detached home.

#### **Porch**

Twin hardwood doors. Further hardwood door to:

#### **Entrance Hall**

14'3" x 6'0" (4.36m x 1.84m)

Stair case to first floor, radiator, under stairs storage cupboard.

#### **Lounge**

15'3" into bay x 11'8" (4.67m into bay x 3.58m)

Double glazed bay window to front, feature fireplace with inset gas livin flame fire, radiator. Built in storage.

#### **Kitchen**

12'8" x 11'8" (3.87m x 3.58m)

"Schreiber" fitted kitchen comprising base and eye level units, built in dresser units, and island unit with inset ceramic sink unit. Space for fridge/freezer. Space for range style cooker. Opening to:

#### **Dining Area/Conservatory**

10'11" x 10'1" (3.34m x 3.08m)

Double glazed French doors to rear garden. Double glazed windows to sides.

#### **Utility Area**

8'2" x 5'10" (2.51m x 1.80m)

Space and plumbing for washing machine.

#### **WC**

White low level WC. Frosted double glazed window to rear.

#### **Storage Area**

Frosted double glazed window to rear.

#### **Landing**

Access to loft space.

#### **Bedroom 1**

15'3" into bay x 11'9" (4.65m into bay x 3.59m)

Double glazed bay window to front, radiator, feature fireplace.





**Bedroom 2**

12'9" x 11'4" (3.89m x 3.47m)  
 Double glazed window to rear, radiator. Feature fireplace.  
 Built in wardrobe.

**Bedroom 3**

7'10" x 5'11" (2.41m x 1.82m)  
 Double glazed window to front, radiator.

**Bathroom**

Frosted double glazed window to rear. White 3 piece suite comprising panelled bath with mixer taps and wall mounted shower unit over, vanity unit with inset sink unit and low level WC. Chrome heated towel rail.

**Energy Efficiency Rating**

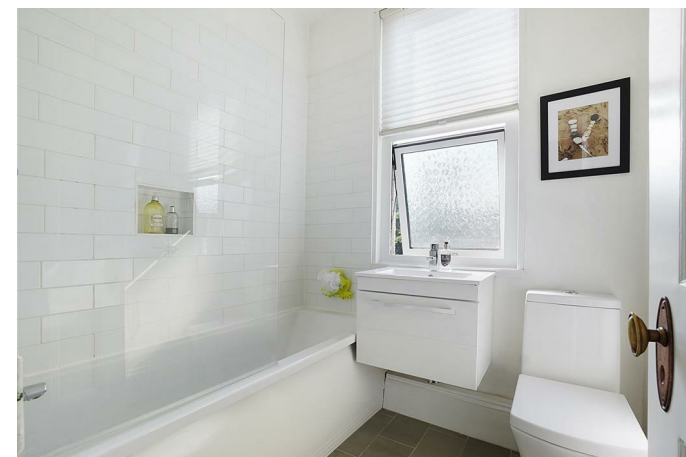
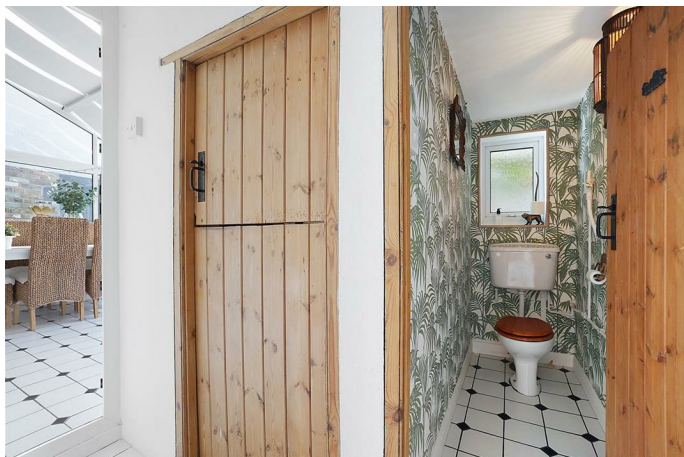
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Harrisons Reeve Harrisons Reeve Office**  
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### **Exterior**

#### **Rear Garden**

Approx. 50' in depth featuring lawn and composite decking areas, with a further paved patio area to rear. Established borders to sides. Walled to boundaries.

#### **Frontage**

Driveway for 1 car.

#### **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**

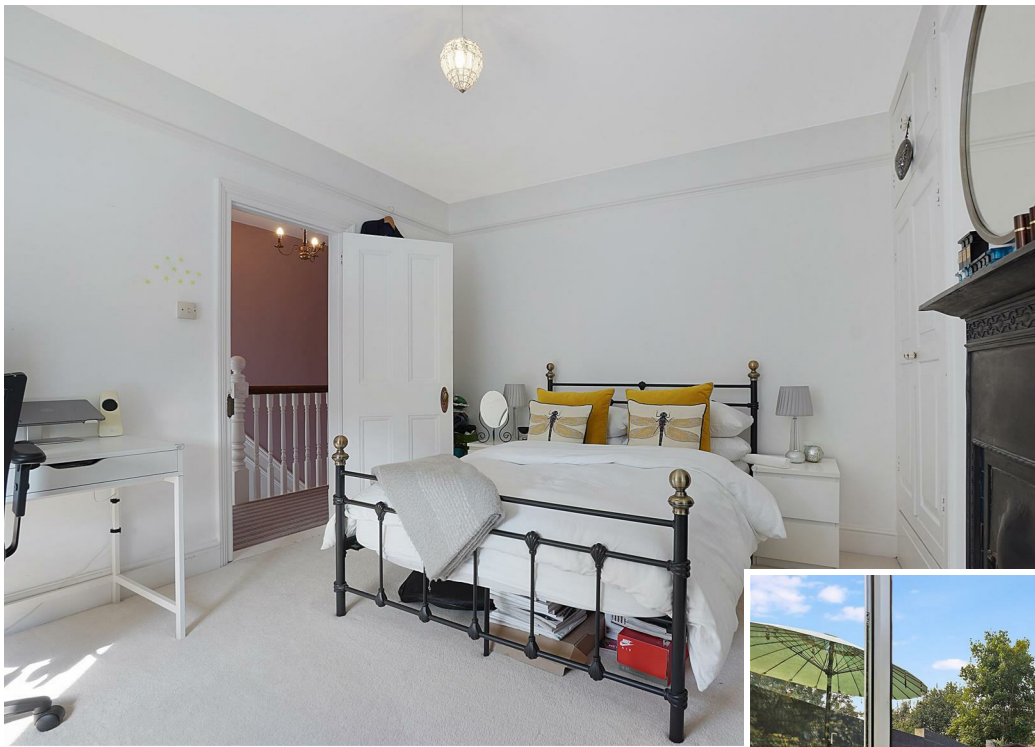
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

#### **Important Notice**

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

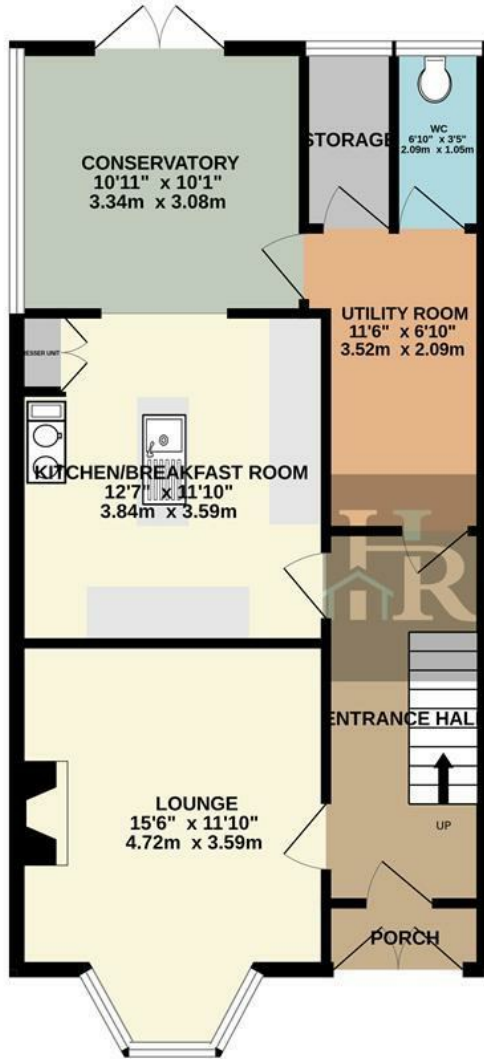
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs 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

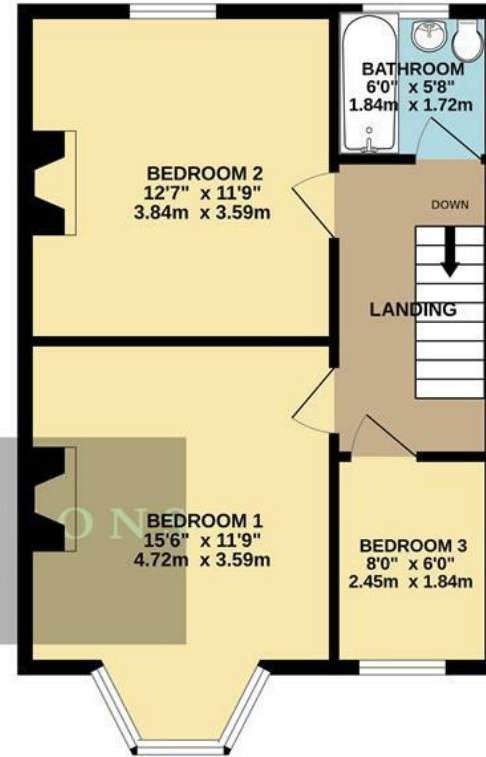




GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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