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REEVE



91 Napier Road

• Gillingham

Price: Offers In Excess Of £450,000



91, Napier Road, , ME7 4HH

Offers In Excess Of £450,000

- 4 BEDROOM, 3 STOREY PERIOD PROPERTY, APPROX 1964 SQ FT
- DRIVEWAY FOR 1 CAR TO FRONT
- PERIOD FEATURES
- 2 RECEPTION ROOMS, KITCHEN AND CONSERVATORY
- CENTRAL GILLINGHAM LOCATION CONVENIENT FOR LOCAL SCHOOLS, AMENITIES AND MAIN ROADS
- GOOD SIZE REAR GARDEN
- 2 BATHROOMS AND DOWNSTAIRS WC
- SPACIOUS ACCOMMODATION
- COUNCIL TAX BAND E MEDWAY COUNCIL

Welcome to this charming end terrace house located on Napier Road in the sought-after area of Gillingham. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or relaxing with your family. With four cosy bedrooms and two bathrooms, there is plenty of space for everyone to enjoy.

Built between 1900-1909, this house exudes character and history, offering a unique living experience. The property also features parking for one vehicle, ensuring convenience for you and your family.

Situated almost opposite the esteemed Napier Primary Academy, this home is ideal for families with young children. The popular residential location adds to the appeal of this property, providing a peaceful and welcoming neighbourhood for you to call home.

Don't miss out on the opportunity to own this wonderful house in a prime location. Contact us today to arrange a viewing and make this house your new home!

Entrance Hallway

Entrance door, stair case to first floor.

Lounge

15'7" into bay x 12'2" (4.75m into bay x 3.71m)

Double glazed box bay window to front, radiator, feature fireplace, opening to

Dining Area

12'4" x 11'9" (3.77m x 3.60m)

Double glazed French doors to rear garden, radiator.

Kitchen

18'2" x 8'9" (5.56m x 2.67m)

Double glazed window to side and feature glass block wall. Black high gloss fitted kitchen comprising base and eye level units with work surfaces over. Space for fridge/freezer. Space for Range style oven with extractor hood over. Integrated washing machine and dish washer. Under floor heating.

Conservatory

18'11" red to 9'4" x 16'3" red to 4'11" (5.78m red to 2.87m x 4.97m red to 1.52m)

Double glazed French doors to rear garden, double glazed windows to side and rear. Under floor heating.

WC

White low level WC and vanity unit with sink.

Cellar

15'6" max x 15'8" (4.73m max x 4.79m)

Single chamber to front with wall mounted utilities.

Landing

Radiator, stair case to second floor.

Bedroom 1

15'9" x 15'7" into bay (4.81m x 4.75m into bay)

Double glazed box bay window to front. Feature fireplace. Radiator.

Bathroom

11'8" x 10'0" (3.57m x 3.05m)

Modern luxury 4 piece suite featuring roll top bath, separate shower cubicle with mains fed shower unit, low level WC and pedestal wash hand basin. Double glazed window to rear. Radiator.

Bedroom 2

15'1" x 8'9" (4.62m x 2.69m)

Double glazed windows to side and rear, radiator.

Landing

Bedroom 3

15'5" x 7'5" (4.71m x 2.28m)

Double glazed window to front, radiator.

Bedroom 4

10'5" x 7'7" (3.19m x 2.33m)

Double glazed window to front, radiator, built in storage cupboard.

Bathroom

9'0" x 5'9" (2.75m x 1.76m)

Double glazed window to rear. 4 piece suite featuring corner bath, shower enclosure, pedestal wash hand basin and low level WC. Heated towel rail, radiator.

Roof Terrace

With views over the rear garden

Off Road Parking

Driveway providing off road parking for 1 car,

Rear Garden

Good size rear garden, mainly laid to lawn, plants trees and shrubs. Fenced to boundaries.

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.

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

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

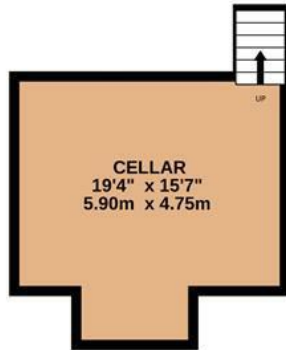
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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BASEMENT
224 sq.ft. (20.8 sq.m.) approx.



GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.4 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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