

01634 379 799

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HARRISONS
REEVE
FOR SALE
01634 379 799

10 Watling Street

• Gillingham

Price: Asking Price £495,000





10, Watling Street, , ME7 2YQ
Asking Price £495,000

- 7 BEDROOM SEMI DETACHED
- ALL EN SUITE BEDROOMS
- PLANNING APPROVED & LICENCED 7 BEDROOM HMO
- POTENTIAL FOR 8 BEDROOMS SUBJECT TO PLANNING PERMISSION
- CELLAR
- LARGE REAR GARDEN
- CLOSE TO LOCAL SCHOOL, TRANSPORT LINKS & AMENITIES
- CHAIN FREE
- CTAX BAND: D
- EPC RATING: C

Harrisons Reeve are pleased to present this rarely available seven bedroom semi detached home in Watling Street in Gillingham. Boasting generously sized bedrooms, each with its own en suite bathroom, this property is perfectly suited for investors looking to capitalise on the rental market.

One of the standout features of this residence is the expansive rear garden, offering a delightful outdoor space for leisure and recreation. Whether you envision hosting summer barbecues, cultivating a garden, or simply enjoying the fresh air, this garden is a true asset.

Located in Gillingham, the property benefits from a vibrant community and convenient access to local amenities, schools, and transport links.

Don't miss out on this superb investment opportunity, book a viewing today.

EPC Rating: C

Porch
3'2" x 3'4" (0.98m x 1.04m)

Entrance Hall

Bedroom 1
12'10" x 14'0" (3.92m x 4.27m)

Bedroom 1 En Suite
3'10" x 6'8" (1.18m x 2.05m)

Bedroom 2
11'4" x 12'11" (widest points) (3.46m x 3.96m (widest points))

Bedroom 2 En Suite
7'5" x 2'3" (2.28m x 0.70m)

Kitchen
8'0" x 10'1" (widest points) (2.45m x 3.09m (widest points))

Dining Room
10'10" x 11'2" (3.32m x 3.41m)

Landing

Bedroom 3
11'5" x 9'9" (3.50m x 2.98m)

Bedroom 3 En Suite
2'3" x 7'1" (0.70m x 2.17m)

Bedroom 4
8'0" x 10'5" (2.45m x 3.19m)

Bedroom 4 En Suite
2'4" x 7'6" (0.72m x 2.3m)

Bedroom 5
10'10" x 11'1" (3.31m x 3.40m)

Bedroom 5 En Suite
3'7" x 6'9" (1.10m x 2.06m)

Bedroom 6
12'4" x 13'9" (widest points) (3.76m x 4.20m (widest points))

Bedroom 6 En Suite
6'2" x 3'11" (1.90m x 1.20m)

Bedroom 7
15'8" x 18'7" (4.80m x 5.68m)

Bedroom 7 En Suite
2'3" x 7'0" (0.70m x 2.14m)

Cellar
16'10" x 13'10" (5.14m x 4.23m)

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, 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.

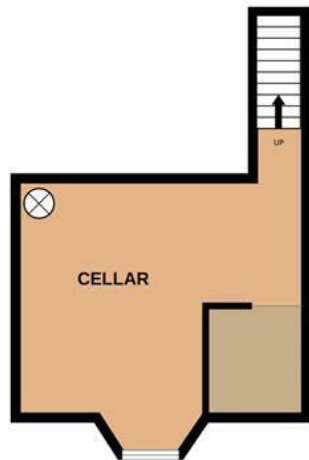


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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:
274 sq.ft. (25.5 sq.m.) approx.



GROUND FLOOR:
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR:
667 sq.ft. (62.0 sq.m.) approx.



2ND FLOOR:
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.3 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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