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30 Barleycorn Drive

• Gillingham

Price: Guide Price £280,000



30, Barleycorn Drive, , ME8 9NA
Guide Price £280,000

- GUIDE PRICE: £280,000 - £300,000
- THREE BEDROOM TERRACE HOME
- GARAGE EN BLOC
- APPROX 60FT REAR GARDEN
- EAST FACING REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CLOSE TO SCHOOLS & AMENITIES
- CTAX BAND: C
- EPC RATING: C

Nestled in the charming area of Barleycorn Drive, this delightful three bedroom terraced house presents an excellent opportunity for first-time buyers seeking a project to make their own. The property boasts three well-proportioned bedrooms, providing ample space for a growing family.

One of the standout features of this home is the generous approximately 60ft rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally the property benefits from a garage en bloc providing extra storage or secure parking.

While the property is in need of updating, this presents a wonderful opportunity for buyers to personalise the space to their taste and style. With an EPC rating of C, the home offers a good level of energy efficiency, which is increasingly important in today's market.

This terraced house on Barleycorn Drive is not just a property; it is a canvas awaiting your creative touch. With its ideal location and potential for transformation, it is a perfect choice for those looking to step onto the property ladder.

Don't miss the chance to make this house your home.

EPC Rating: C

Porch
5'2" x 2'10" (1.60m x 0.88m)

Lounge
15'10" x 11'4" (4.85m x 3.46m)

Kitchen Diner
15'11" x 11'9" (4.86m x 3.59m)

Landing
9'1" x 7'2" (2.77m x 2.19m)

Bedroom 1
11'6" x 9'0" (3.52m x 2.75m)

Bedroom 2
10'1" x 8'5" (widest points) (3.09m x 2.59m (widest points))

Bedroom 3
8'6" x 6'6" (2.61m x 2.00m)

Bathroom
7'1" x 5'5" (2.18m x 1.67m)

Garden

Garage


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.

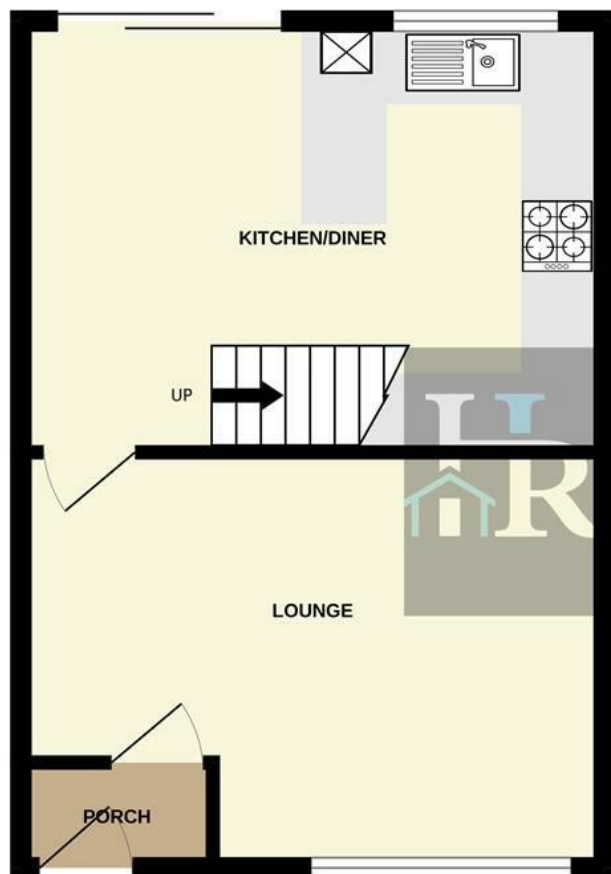


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (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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GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 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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