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56 St Johns Road
• Gillingham

Price: Offers In Excess Of £250,000



56, St Johns Road, , ME7 5NB
Offers In Excess Of £250,000

- 2 BEDROOM MID TERRACE HOUSE IN POPULAR "POETS CORNER" LOCATION IN GILLINGHAM
- DOWNSTAIRS WET ROOM & UPSTAIRS BATHROOM
- AVAILABLE WITH NO ONWARD CHAIN
- 2 RECEPTION ROOMS
- LOCATED WITHIN REACH TO GILLINGHAM PARK, BYRON ROAD PRIMARY SCHOOL & LOCAL AMENITIES
- EPC RATING "D", MEDWAY COUNCIL TAX BAND "B"
- PERFECT FOR FIRST TIME BUYERS AND INVESTMENT BUYERS
- LOW MAINTENANCE REAR GARDEN
- OIEO £250,000

Nestled on the charming St Johns Road in Gillingham, this delightful terraced house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-proportioned living areas provide ample space for family gatherings or quiet evenings at home.

The house features two inviting bedrooms, each designed to create a peaceful retreat. The layout ensures that both rooms benefit from natural light, enhancing the warm and welcoming atmosphere throughout the home. Additionally, the property boasts two modern bathrooms, providing convenience for both residents and visitors alike.

This terraced house is not only a comfortable living space but also benefits from its prime location. Gillingham offers a variety of local amenities, including shops, schools, and parks, making it an excellent choice for families and professionals. The area is well-connected, with public transport options readily available, ensuring easy access to nearby towns and cities.

In summary, this charming terraced house on St Johns Road is a wonderful opportunity for those seeking a well-appointed home in a vibrant community. With its generous living spaces, two bedrooms, and two bathrooms, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your own.

Ground Floor

Lounge

12' 3" x 12' 2" (3.74m into bay window x 3.72m)
Double glazed bay window to front, radiator, feature fireplace with marble surround.

Dining Room

13' 0" x 12' 1" (3.96m x 3.69m)
Stair case to first floor. Double glazed French doors to rear garden. Radiator. Under stairs storage cupboard.

Kitchen

9' 5" x 7' 2" (2.86m x 2.19m)
Double glazed window to side. Modern fitted kitchen comprising base and eye level units with work surfaces over. Built in double electric oven, gas hob with extractor fan over. Inset sink unit with side drainer and mixer tap. Space and plumbing for dish washer and tumble dryer.

Wet Room

Double glazed windows to side and rear. White suite comprising "Geberit" WC, wall mounted sink unit and wall mounted shower unit. Radiator. Cupboard housing combination boiler.

First Floor Landing

Bedroom 1

12' 2" x 10' 0" (3.71m x 3.05m)
Double glazed window to front, radiator.

Bedroom 2

12' 2" x 8' 0" (3.71m x 2.45m)
Double glazed window to rear, radiator, built in triple wardrobe. Access to loft space. Door to :

Bathroom

Frosted double glazed window to rear. White suite comprising panelled bath, low level WC and vanity unit with inset sink unit. Space and plumbing for washing machine. Chrome heated towel rail.

Exterior

Rear Garden

Approx 40' in depth, mainly laid to patio. Fenced to boundaries. Rear pedestrian access. Brick built shed.

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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 Residential 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.

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.

AML Charges

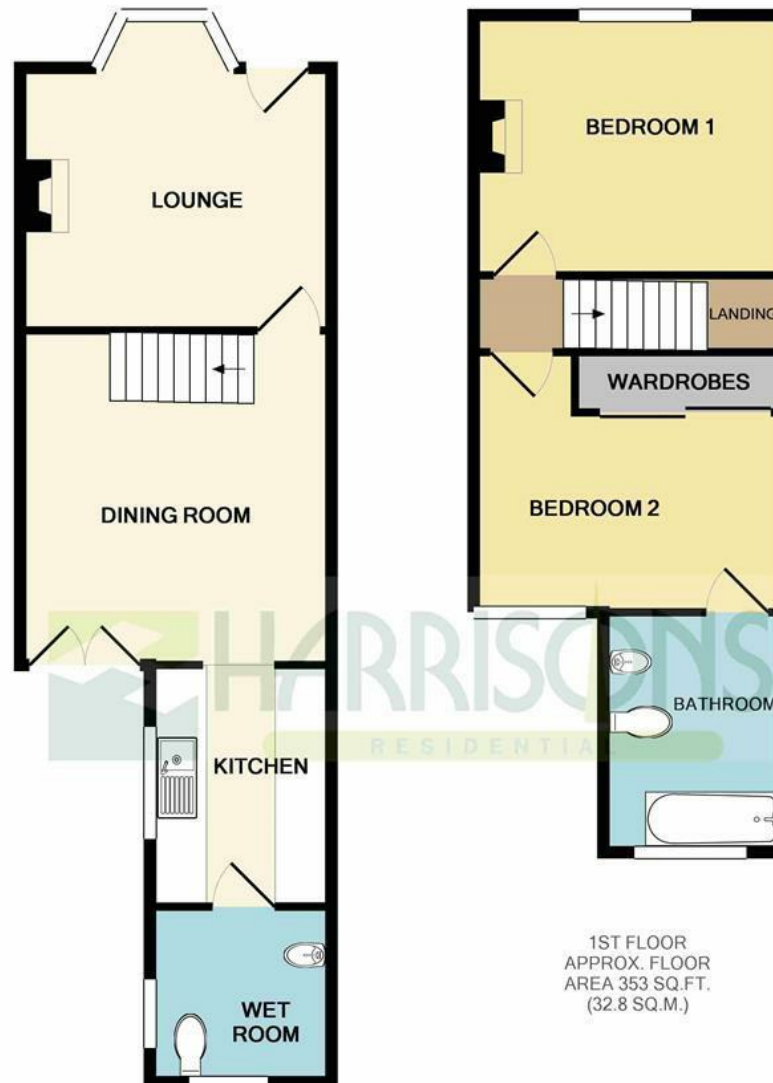
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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
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
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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