



## Queens Road, Gillingham ME7 4LP

**£1,400 Per Calendar Month**

CR Real Estate are delighted to offer this newly refurbished two bedroom house situated in a convenient area of Gillingham, close to local shops, amenities and transport links.

The property has been recently redecorated throughout and benefits from new flooring on the ground floor, with new carpets due to be installed upstairs prior to the start of the tenancy. The accommodation comprises two spacious reception rooms, offering flexible living and dining space, along with a modern fitted kitchen. There is also a useful basement providing additional storage.

Upstairs the property offers two well-proportioned bedrooms and a family bathroom.

Externally the property benefits from a private rear garden.

This well-presented home would be ideal for a couple or small family and early viewing is highly recommended.

CR Real Estate are part The Ombudsman Redress Scheme and are a member of the Propertymark Client Money Protection Scheme. Tenant deposits are protected by the Tenancy Deposit Scheme. For more information, please contact us.

Client Money Protection is provided by: Client Money Protect. Scheme Ref: CMP004209

Independent redress is provided by: The Property Ombudsman (TPO). Membership Number: E01687



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>		
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**ESTATE AGENCY : REDEFINED**

