



REAL ESTATE

ESTATE AGENCY : REDEFINED



Beechings Way, Gillingham ME8 6NF

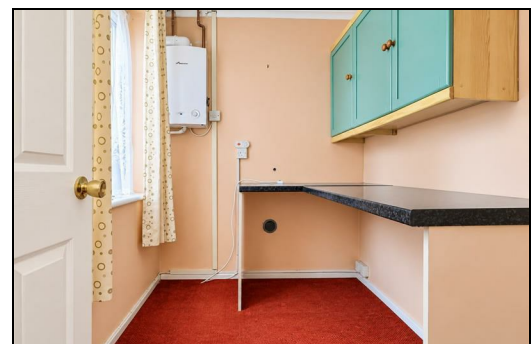
Guide Price £250,000

CR Real Estate are delighted to offer for sale, with no onward chain, this great size three-bedroom family home, situated in the popular residential area of Twydall.

The property offers excellent family accommodation and provides an ideal opportunity for buyers looking to modernise and put their own stamp on a home. While some updating is required, the property benefits from well-proportioned rooms throughout.

The ground floor comprises a spacious lounge, kitchen/diner, separate utility area and conservatory. To the first floor are three generously sized bedrooms, a family bathroom and a separate WC.

With its good-sized accommodation, family-friendly layout and no onward chain, this property offers plenty of potential and is well worth viewing



- Entrance Porch
- Entrance Hall
- Lounge15'10 x 10'8 (4.83m x 3.25m)
- Kitchen/Diner14'0 x 9'6 (4.27m x 2.90m)
- Utility Area7'10 x 6'1 (2.39m x 1.85m)
- Conservatory9'8 x 7 (2.95m x 2.13m)
- Bedroom10'8 x 10'6 (3.25m x 3.20m)
- Bedroom10'11 x 8'5 (3.33m x 2.57m)
- Bedroom8'0 x 7'1 (2.44m x 2.16m)
- Family Bathroom5'4 x 5'0 (1.63m x 1.52m)
- Cloakroom/WC

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		
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Not environmentally friendly - higher CO ₂ emissions		
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