



**Beresford Road**  
Gillingham | ME7 4ES

# Beresford Road , Gillingham, ME7 4ES

Offered to the market with no onward chain, this spacious three-bedroom family home is ideally located close to Gillingham town centre, making it perfect for first-time buyers or those looking to put their own stamp on a property.

The ground floor accommodation comprises a bright and comfortable lounge, a separate dining room, and a generous kitchen/breakfast room, providing plenty of space for both everyday living and entertaining.

Upstairs, the property offers three well-proportioned double bedrooms along with a shower room. Additional benefits include a useful cellar, ideal for storage.

Externally, the home boasts a great-sized rear garden, offering excellent potential for outdoor enjoyment or further landscaping.

Requiring some updating, this property presents a fantastic opportunity to create a wonderful family home in a convenient location.

Offers Over £265,000



## Entrance Hall

## Lounge

11'1 x 10'9 (3.38m x 3.28m)

## Dining Room

12'2 x 11'3 (3.71m x 3.43m)

## Kitchen/Breakfast Room

18'5 x 8'9 (5.61m x 2.67m)

## Cellar

14'1 x 11'1 (4.29m x 3.38m)

## Bedroom

14'1 x 11'2 (4.29m x 3.40m)

## Bedroom

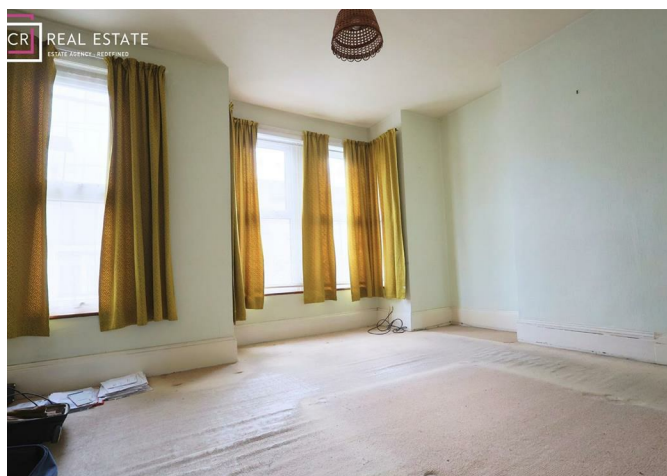
12'2 x 9'3 (3.71m x 2.82m)

## Bathroom

7'2 x 6'0 (2.18m x 1.83m)

## Bedroom

10'8 x 8'9 (3.25m x 2.67m)





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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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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