



Napier Road

Gillingham | ME7 4HG



REAL ESTATE

ESTATE AGENCY · REDEFINED

Napier Road , Gillingham, ME7 4HG

Guide Price £425,000 - £450,000

Stylish Three-Bedroom Semi-Detached Home | Built 2021 |

Built in 2021 and offered with no onward chain, this modern three-bedroom semi-detached home is perfect for families and commuters alike.

The ground floor offers a spacious living area, contemporary fitted kitchen with integrated appliances, and a cloakroom/WC. The first floor features two double bedrooms and a family bathroom, while the top floor boasts an impressive master suite with en suite shower room.

With two parking spaces and a fantastic location close to Gillingham town centre, the train station, and Napier Primary School, this home ticks all the boxes.

Early viewing advised.

£425,000



Entrance Hall

Cloakroom/WC

7'5 x 3'3 (2.26m x 0.99m)

Living Room

15'5 x 14'3 (4.70m x 4.34m)

Kitchen

13'11 x 6'6 (4.24m x 1.98m)

Bedroom

12'2 x 11'9 (3.71m x 3.58m)

Family Bathroom

7'2 x 5'10 (2.18m x 1.78m)

Bedroom

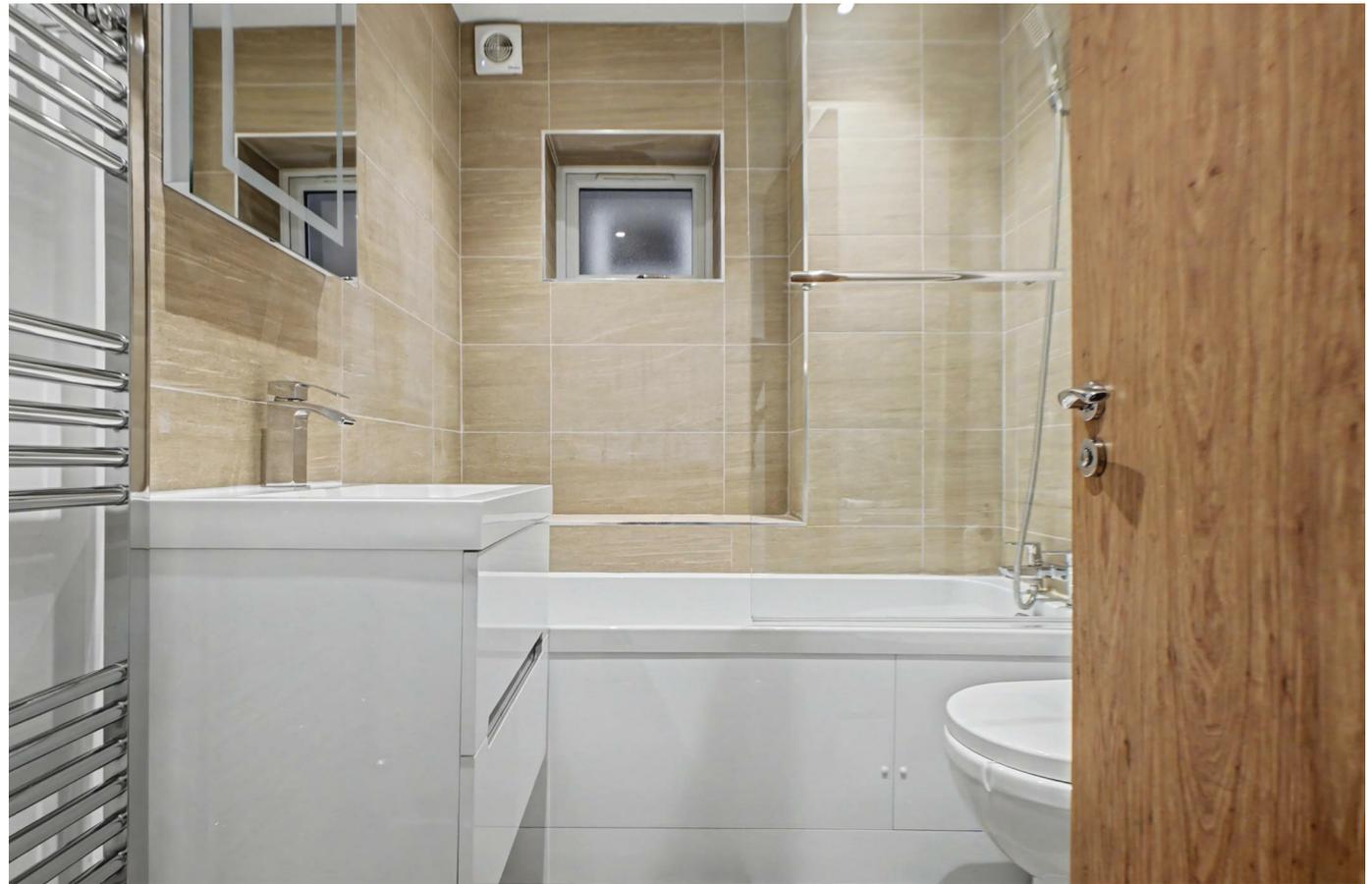
11'5 x 7'2 (3.48m x 2.18m)

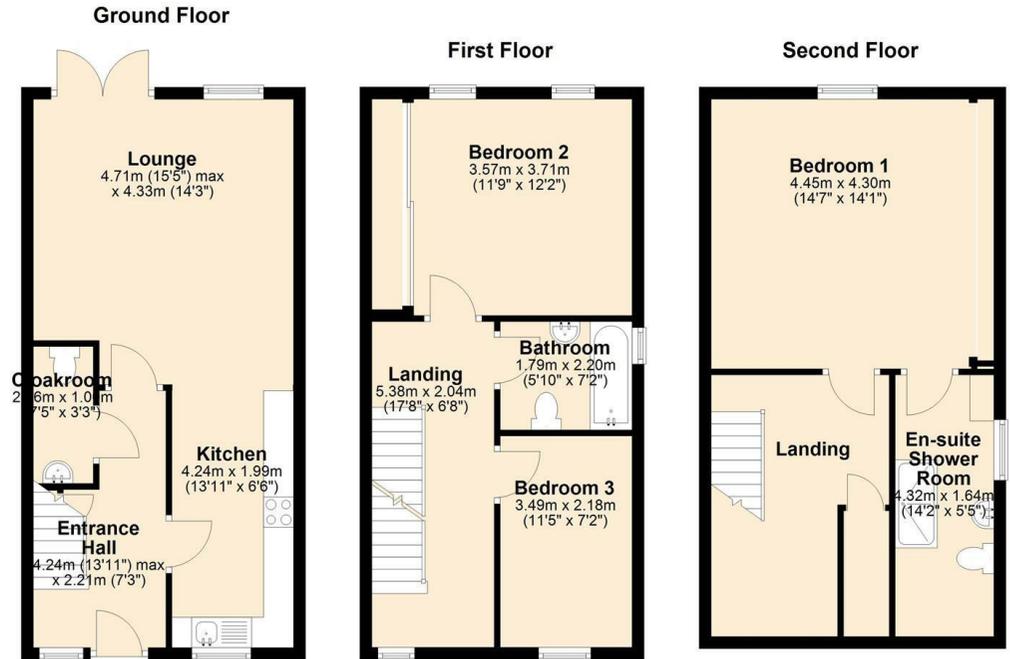
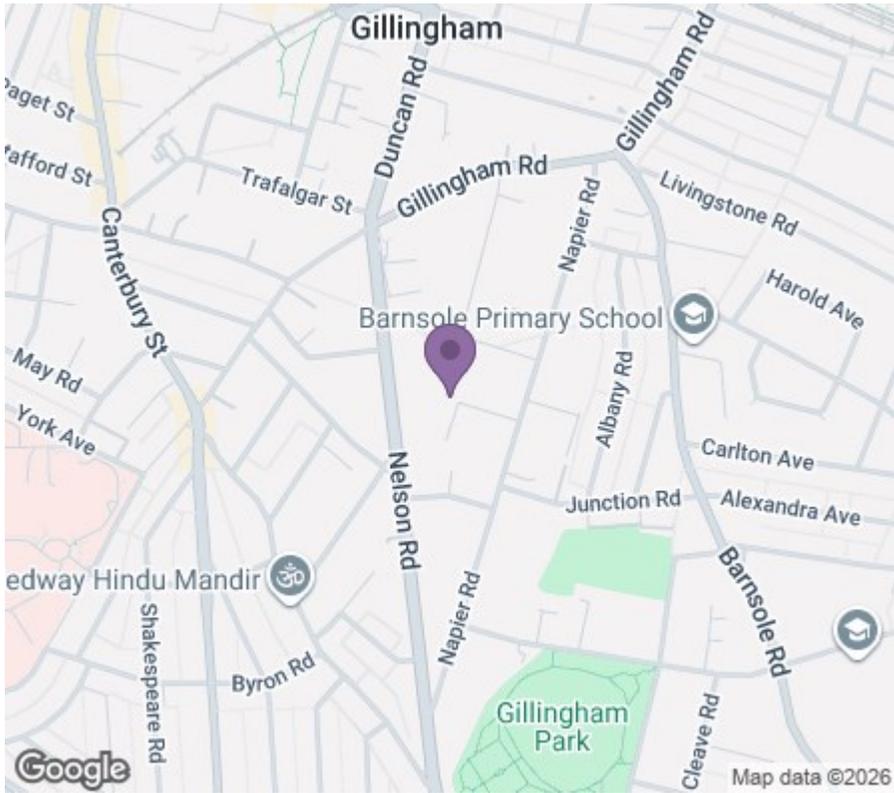
Bedroom

14'7 x 14'1 (4.45m x 4.29m)

En Suite

14'2 x 5'5 (4.32m x 1.65m)





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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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