



Burnt Oak Terrace., Kent ME7 1DT

£1,250 Per Calendar Month

CR Real Estate are delighted to offer this well-presented two-bedroom terraced house, ideally located close to Gillingham High Street and the mainline train station. The property comprises a basement, a spacious lounge, a kitchen/diner, a ground floor bathroom, and a lobby area. Upstairs, there are two generously sized double bedrooms, both benefiting from fitted wardrobes. Additional features include a rear garden, gas central heating, and double glazing throughout.

Council tax band B

EPC rating D

Measurements:

Lounge 3.13m x 3.49m

Kitchen/diner 3.19m x 3.46m

Lean to 2.98m x 1.47m

Bathroom 1.72m x 1.45m

WC area in bathroom 0.93m x 1.29m

Bedroom one 3.16m x 3.49m

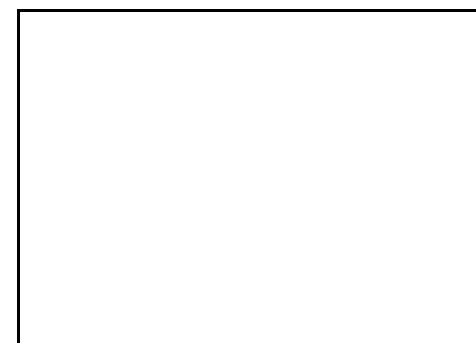
Bedroom two 3.24m x 3.54m

CR Real Estate are part of The Ombudsman Redress Scheme and are a member of the Propertymark Client Money Protection Scheme. Tenant deposits are protected by the Tenancy



| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 91 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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 |  |



ESTATE AGENCY : REDEFINED



 ClientMoney
Protect

 The Property
Ombudsman

 DPS
Deposit
Protection
Service