



2 Albany Terrace Albany Road

• Gillingham

Price: Offers In Excess Of £220,000



2 Albany Terrace, Albany Road, , ME7 4HR

Offers In Excess Of £220,000

- PRICE RANGE £220,000 TO £240,000 - MOTIVATED VENDOR
- NO ONWARD CHAIN!!
- APPROX. 801 SQ FT OF LIVING ACCOMMODATION
- IDEAL FIRST-TIME BUY OR INVESTMENT
- 2/3 BEDROOM TERRACED HOUSE
- SET BACK IN A PEDESTRIAN WALKWAY POSITION
- 2 RECEPTION ROOMS
- FLEXIBLE ACCOMMODATION
- COMPACT, LOW MAINTENANCE REAR GARDEN
- CONVENIENT FOR LOCAL AMENITIES; VIEWING RECOMMENDED

PRICE RANGE £220,000 TO £240,000

NO ONWARD CHAIN - IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY!!

Offered to the market with no onward chain, this well-proportioned 2/3 bedroom home represents an excellent opportunity for first-time buyers and buy to let investors alike.

The property enjoys a set-back pedestrian walkway position, away from passing traffic, while remaining conveniently located for local amenities, Napier Community Primary, Barnsole Primary and St Mary's Catholic schools and transport links.

Internally, the accommodation offers plenty of flexibility, with two reception rooms and the potential to use the property as either a two or three-bedroom home depending on requirements.

Outside is a compact, low maintenance rear garden, ideal for buyers looking for usable outside space without the upkeep associated with a larger garden.

With no onward chain and strong potential as either a home or rental investment, we would strongly recommend viewing to appreciate the accommodation and value on offer.

Entrance Hall

Double glazed entrance door. Stair case to first floor.



Lounge

12'5" into bay x 8'9" (3.80m into bay x 2.68m)

Double glazed bay window to front, radiator.

Dining Room

12'2" x 10'10" (3.71m x 3.31m)

Hardwood door to rear garden, radiator, under stairs storage cupboard.

Kitchen

9'1" x 7'11" (2.78m x 2.42m)

Double glazed window to side. modern fitted kitchen comprising base and eye level units. Cupboard housing boiler. Built in electric oven and gas hob.

Bathroom

7'11" x 5'11" (2.42m x 1.81m)

Double glazed window to rear. White 3 piece suite comprising panelled bath with electric shower, low level WC and vanity unit with inset sink unit. Heated towel rail. Extractor fan.

Landing

Access to loft space.

Bedroom 1

12'2" x 9'10" (3.71m x 3.01m)

Double glazed window to front, radiator. Built in storage cupboard.

Bedroom 2

12'2" x 10'10" (3.71m x 3.32m)

Double glazed window to rear, radiator, built in storage cupboard. Door to :

Bedroom 3

9'3" x 7'10" (2.82m x 2.41m)

Double glazed window to rear, radiator.

Exterior

Rear Garden

Approx. 60' in length mainly laid to lawn and patio area. Fenced to boundaries.

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Important Notice

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



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		
		83
	63	
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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GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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