



## Mill Road, Gillingham ME7 1HN

### £1,500 Per Calendar Month

A generously sized three-storey home offering flexible living throughout, perfect for families or professional sharers looking for space and convenience. Located just a short distance from Gillingham High Street and train station, this property provides excellent access to local amenities, transport links and schools.

The Lower floor features a bright and contemporary open-plan kitchen/diner, complete with modern fittings and ample storage. A separate reception room offers a comfortable space to relax and unwind.

Across the upper floors are four well-proportioned bedrooms, with two boasting private shower rooms, offering a fantastic set-up for multiple occupants. A main family bathroom serves the remaining rooms, alongside additional WC facilities.

To the rear, the property enjoys a private garden.

CR Real Estate are part The Ombudsman Redress Scheme and are a member of the Propertymark Client Money Protection Scheme. Tenant deposits are protected by the Tenancy Deposit Scheme. For more information, please contact us. Client Money Protection is provided by: Client Money Protect. Scheme Ref: CMP004209  
Independent redress is provided by: The Property Ombudsman (TPO). Membership Number: E01687

- Four-bedroom house set across three floors
- Modern open-plan kitchen/dining area
- Separate lounge/reception room
- Family bathroom plus additional WCs
- Private rear garden
- Walking distance to Gillingham High Street & Train Station
- EPC rating C
- Council tax band B



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	87	76	87

**Energy Efficiency Rating**  
 Very energy efficient - lower running costs  
 A (91-95) | B (81-90) | C (69-80) | D (55-68) | E (39-54) | F (21-38) | G (1-20)  
 Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions  
 A (91-95) | B (81-90) | C (69-80) | D (55-68) | E (39-54) | F (21-38) | G (1-20)  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales | EU Directive 2002/91/EC