



## 25 Milburn Road

Gillingham, ME7 1PQ

Offers in excess of £250,000



Situated just over half a mile from Gillingham High Street and mainline train station, this charming two bedroom semi-detached home offers excellent access to motorway links, local bus routes, and nearby primary and secondary schools.

The ground floor comprises of two reception rooms and a kitchen, with stairs leading down from the dining room to versatile basement space. Upstairs, you'll find two double bedrooms and a family bathroom accessed via an internal hallway. Externally, the rear garden is both private, secluded and benefits from side access.

An ideal first-time purchase, early viewing is strongly advised.

### KEY WORD SEARCH

semi-detached house, family home, first-time buyer property, reception room, lounge, living room, dining space, kitchen, basement room, versatile space, double bedroom, bathroom, rear garden, private garden, secluded garden, outside space, side access, commuter friendly, motorway access, bus routes nearby, train station nearby, schools nearby, popular location



## Door to

## Lounge

12'2 x 10'4 (3.71m x 3.15m)

## Dining Room

12'2 x 10'5 (3.71m x 3.18m)

## Kitchen

10'4 x 7'4 (3.15m x 2.24m)

## Stairs to

## Bedroom 1

12'2 x 10'3 (3.71m x 3.12m)

## Bedroom 2

10'5 x 9'3 (3.18m x 2.82m)

## Internal Hallway

## Bathroom

10'4 x 7'3 (3.15m x 2.21m)

## Garden

45 - 13 apx (13.72m - 3.96m apx)

## Basement Access Via Dining Room

12'2 x 10'4 (3.71m x 3.15m)

## Important Notice -

Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.

No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

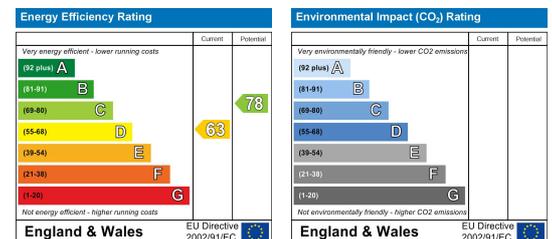
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.