



## Nelson Road, Gillingham, ME7 4LH

- DETACHED HOME
- TWO RECEPTION ROOMS
- REAR GARDEN
- GROUND FLOOR SHOWER ROOM

- TWO DOUBLE BEDROOMS
- CELLAR
- CLOSE TO STATION

**Offers In The Region Of £250,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Nelson Road, Gillingham, ME7 4LH



Offers in the region of £250,000

Situated on Nelson Road in Gillingham, this delightful detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-appointed living spaces are filled with natural light, creating a warm and inviting atmosphere. The light and airy modern kitchen has a range of wall and base units and space for appliances.

The house features two generously sized double bedrooms, providing ample space for rest and privacy. Additionally, the property boasts two bathrooms, including a convenient downstairs WC and shower, making it suitable for families or guests.

One of the standout features of this home is the cellar, which offers valuable extra storage space or the potential for conversion.

Located in a friendly neighbourhood, this property is close to local amenities, schools, and transport links, making it an excellent choice for those seeking a vibrant community. Whether you are a first-time buyer or looking to downsize, this charming house on Nelson Road presents a wonderful opportunity to create a comfortable home. Don't miss the chance to view this lovely property and envision your future .



Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

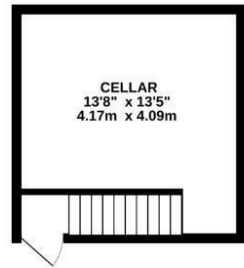
Services: Gas fired central heating, mains drainage and mains electricity.

Average Broadband Speed: Superfast 76mb Ultrafast 1000mb

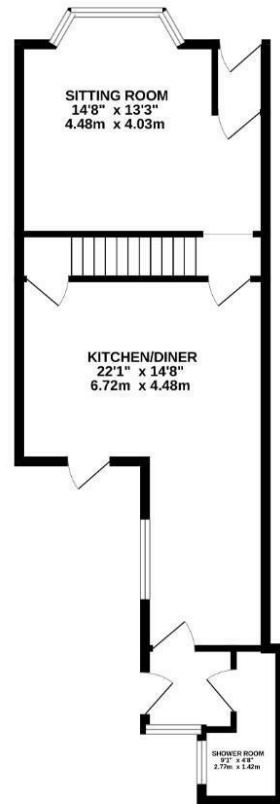


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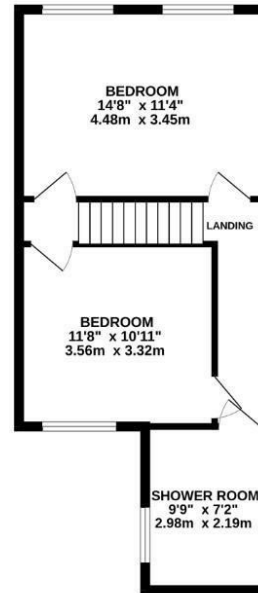
LOWER FLOOR



GROUND FLOOR



1ST FLOOR



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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### Viewings

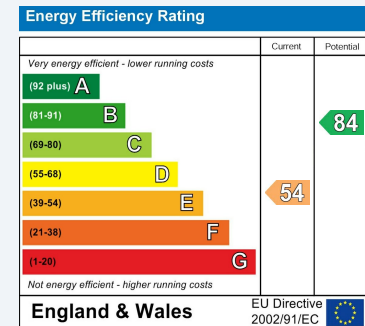
Please contact [Maidstone@hunters.com](mailto:Maidstone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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