



## Arden Street, Gillingham, ME7 1HS

Asking Price £210,000

- No Chain
- Available Now
- 2 Reception Rooms
- Rear Garden

# 106 Arden Street, Gillingham ME7 1HS

This two bedroom terraced property would make an ideal investment opportunity or first time buy. The ground floor offers two spacious reception rooms and kitchen. There is a useful double cellar, ideal for playroom/storage. The first floor, offers two spacious bedrooms and a bathroom/WC. There is a rear garden. The property is offered for sale with no forward chain. Conveniently located just a short stroll from Gillingham Town Centre, local amenities and transport links. Please call the friendly sales team at Wright & Co today, for your earliest appointment to view!



Council Tax Band: B



## **Double glazed entrance door to**

### **Lounge**

13'1" x 9'10"

Double glazed window to front

Radiator

### **Dining Room**

13'1" x 9'10"

Double glazed door to garden

Radiator

## **Under stairs door to**

### **Double Cellar**

Light and power

### **Kitchen**

9'10" x 6'6"

Double glazed window to rear

Range of base and eye level cupboards and drawers

Wall mounted 'Vaillant' gas boiler for domestic hot water and heating (Not Tested)

## **First Floor**

### **Bedroom 1**

13'1" x 9'10"

Double glazed window to front

Radiator

Built in cupboard

### **Bedroom 2**

13'1" x 9'10"

Double glazed window to rear

Radiator

Door to:

### **Bathroom**

9'10" x 6'6"

Double glazed window to rear

White suit comprising of hand shower, pedestal hand wash basin, low level WC

Radiator

## **Outside**

### **Rear**

Lying in natural state

Fenced

Natural



## Directions

## Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	