# 47 Elmstone Road

Rainham ME8 9BE

## Guide Price £350,000

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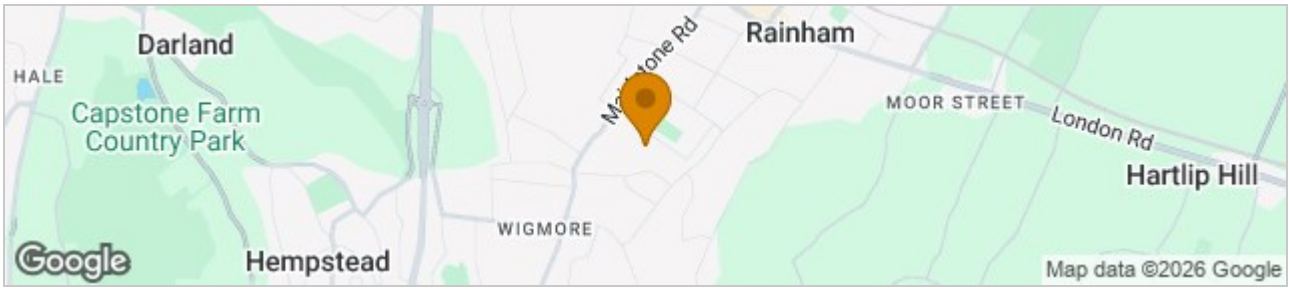
GUIDE PRICE £350,000 - £375,000

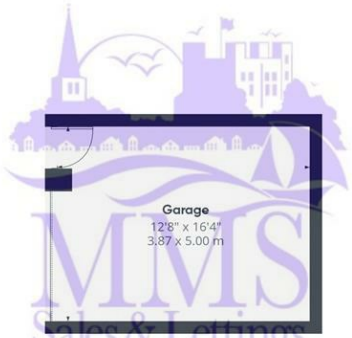
Nestled on the charming Elmstone Road in Gillingham, this delightful semi-detached bungalow is offered to the market with no FORWARD CHAIN. Spanning a good amount of square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retirement retreat. Upon entering, you are welcomed by a generous porch that leads into a large hallway, setting the tone for the rest of the home. The expansive lounge is perfect for entertaining guests or enjoying quiet evenings in, while the fitted kitchen provides all the essentials for culinary enthusiasts. Additionally, a lovely conservatory and dining room extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors. The good-sized rear garden is a wonderful feature, offering a private oasis for relaxation or gardening pursuits. The property also boasts a block-paved driveway that accommodates up to three vehicles, along with a garage for added convenience. This bungalow is offered to the market with no forward chain, making it an attractive option for those looking to move swiftly. With an Energy Performance Certificate (EPC) rating of D and a council tax band of D, this home is both practical and economical. In summary, this charming bungalow on Elmstone Road presents a fantastic opportunity for anyone seeking a comfortable and well-located property in Gillingham. Don't miss your chance to make this lovely home your own.

## Area Map




## Floor Plans

Ground Floor Building 1




Ground Floor Building 2

Approximate total area(1)

1060 ft²

98.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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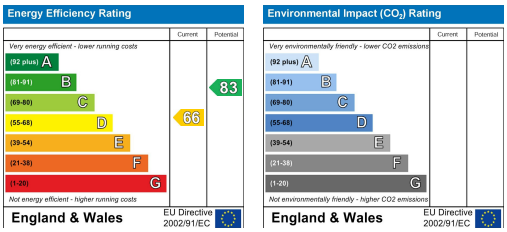
## Energy Efficiency Graph

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159 High Street, Strood, Rochester, Kent, ME2 4TH
Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk https://www.medwaymortgageshop.co.uk