



REAL ESTATE

ESTATE AGENCY : REDEFINED



# Wyles Street

Gillingham | ME7 1ND



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# Wyles Street , Gillingham, ME7 1ND

This generously sized Victorian end-of-terrace family home offers a perfect blend of character and space, ideal for growing families or those seeking versatile living accommodation. Situated in a convenient location, the property is offered with no onward chain, making for a smooth and speedy move.

Step inside to find a bright and spacious living room, a well-proportioned kitchen, and a modern family bathroom all on the ground floor, perfect for everyday living and entertaining.

Upstairs, you'll find four generously sized bedrooms, providing ample space for family, guests, or even a home office setup. A separate shower room on the first floor adds practicality and convenience.

Outside, the property benefits from a private courtyard, currently used as a driveway, offering off-street parking, a rare find for a home of this style.

With its generous proportions, flexible layout, and Victorian charm, this property is a must-see. Whether you're upsizing, investing, or buying your first family home, this property ticks all the boxes.

Offers Over £365,000



## Living Room

21'8 x 15'7 (6.60m x 4.75m)

## Kitchen

15'7 x 14'4 (4.75m x 4.37m)

## Family Bathroom

13'9 x 7'3 (4.19m x 2.21m)

## Bedroom

15'4 x 11'5 (4.67m x 3.48m)

## Bedroom

10'1 x 8'4 (3.07m x 2.54m)

## Bedroom

10'1 x 7'0 (3.07m x 2.13m)

## Bedroom

11'0 x 7'7 (3.35m x 2.31m)

## Shower Room

3'7 x 3'5 (1.09m x 1.04m)

## Cellar

15'7 x 11'7 (4.75m x 3.53m)

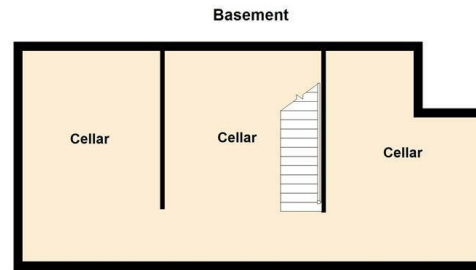
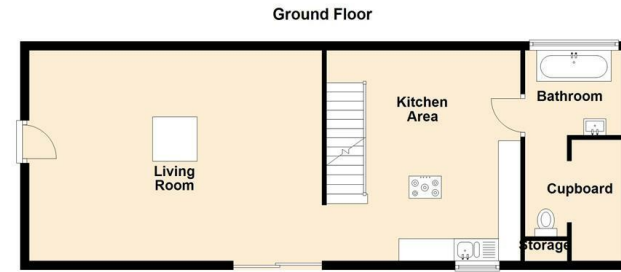
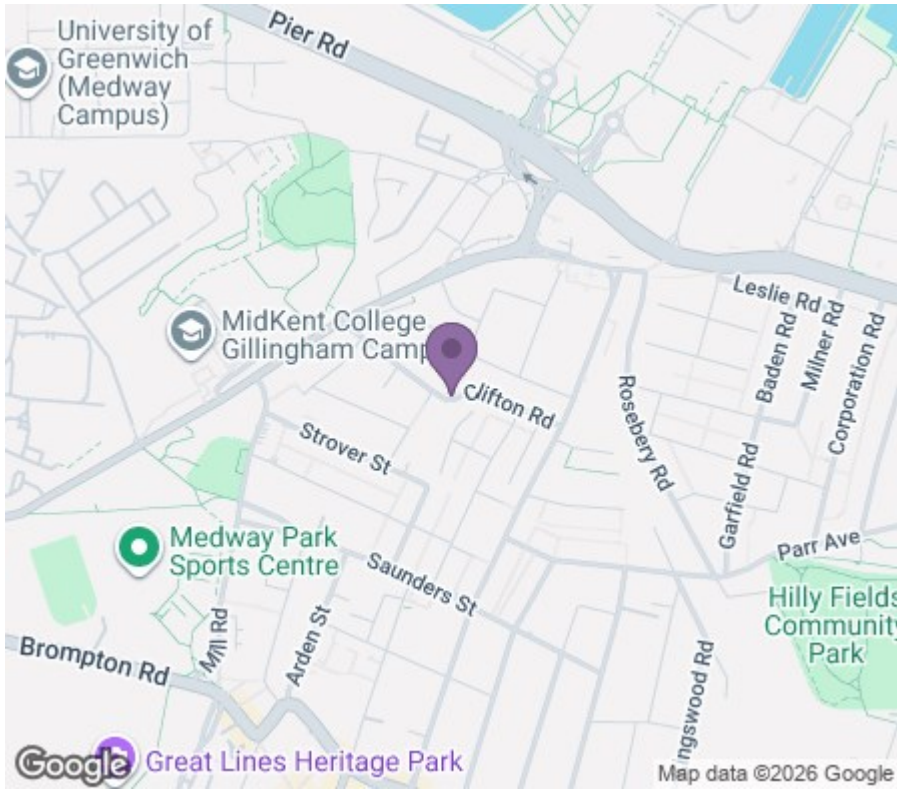
## Cellar

15'7 x 10'2 (4.75m x 3.10m)

## Cellar

15'7 x 11'6 (4.75m x 3.51m)





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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