Connells

Anglers Road
Gillingham

Anglers Road
Gillingham SP8 4YR

for sale
£275,000

Property Description

Located in the popular town of Gillingham, this well-presented 3 bedroom semi-detached home offers modern accommodation, an attractive enclosed garden and allocated parking. The property is entered via an entrance hall which leads into the lounge, featuring an electric fireplace and providing a comfortable living space. The kitchen is fitted with a range of units, integrated appliances and benefits from access to the rear garden. A useful cloakroom completes the ground floor accommodation. Upstairs, there are three bedrooms, two of which benefit from integrated double wardrobes, along with a family bathroom fitted with a bath and overhead shower. Outside, the rear garden is a particular feature, enjoying a private and enclosed setting with a patio area leading to a lawn, complemented by mature shrubs and planting. The garden also benefits from two access points, 1 to the front and 1 to the side for added convenience. To the front, there are 2 allocated parking spaces positioned directly outside the property. Further benefits include approx.7 years remaining on the NHBC warranty. There is an annual site charge of approx. £300 covering maintenance of the communal areas and that caravans, boats and mobile homes are not permitted to be kept on site.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

1x Radiator, Smoke alarm, Storage Cupboard.

Cloakroom

1x Radiator, WC, Hand wash basin, Extractor fan.

Lounge

1x Window to the front of the property, 1x Radiator, Electric fireplace, Smoke alarm, Thermostat.

Kitchen / Dining Room

1x Window to the rear of the property, Wall and base cabinets, Integrated oven, grill, hob, dishwasher, washing machine and fridge freezer, Extractor hood, Smoke alarm, 1 and a quarter bowl sink and drainer, Understairs storage.

First Floor

Landing

1x Radiator, Loft hatch, Smoke alarm.

Bedroom 1

1x Window to the front of the property, 1x Radiator, Thermostat, Integrated double wardrobe.

En Suite

1x Frosted window to the front of the property, WC, Hand wash basin, Heated towel rail, Extractor fan, Shower Cubicle.

Bedroom 2

1x Window to the rear of the property, 1x Radiator, Integrated double wardrobe.

Bedroom 3

1x Windows to the rear of the property, 1x Radiator.

Bathroom

WC, Hand wash basin, Extractor fan. Bath with an overhead shower, Medicine cabinet, Heated towel rail.

Outside

Front Garden

External Light, 2 Allocated parking spaces.

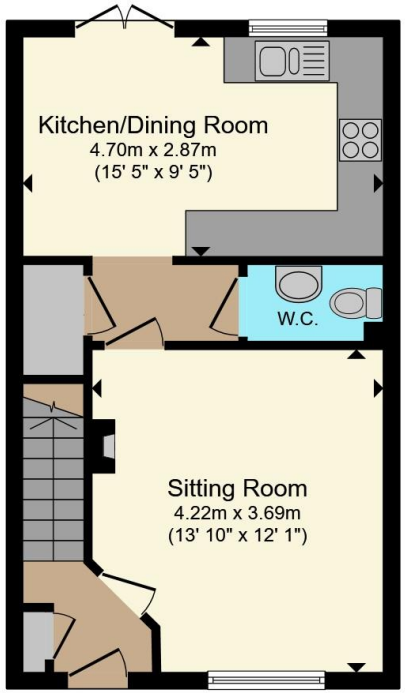
Rear Garden

Patio to Lawn, Mature shrubs, Fence borders, External Tap, External Light, 2x Access points to the front of the property.

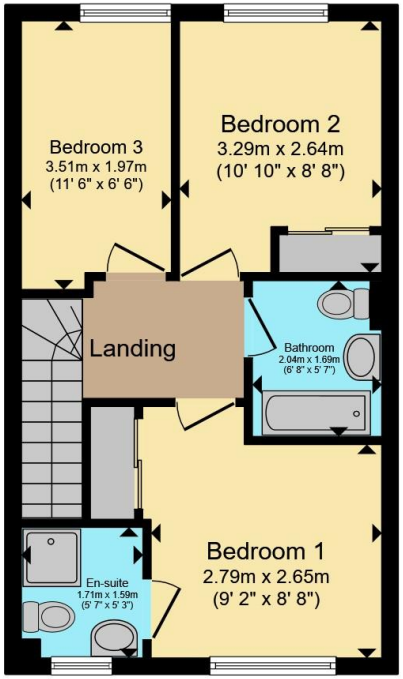
Agents Notes

The property has site fees of Approx. £300 P/A for maintenance of the communal grounds.

You cannot keep caravans, boats, or mobile homes on site.



Ground Floor



First Floor

Total floor area 78.1 m² (841 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
GILLINGHAM SP8 4QT

EPC Rating: B

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GIL306755

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.