

Connells

Milton Road
Gillingham

Milton Road
Gillingham ME7 5LR

for sale guide price
£240,000







Property Description

Guide Price £240,000 to £260,000
The property provides a welcoming and practical layout, with the benefit of separate lounge and dining rooms. The lounge offers a comfortable space to relax and unwind, while the separate dining room provides an excellent setting for family meals, entertaining guests or everyday living.

A particular feature of the property is the loft room which is accessed via a ladder, provides valuable additional space and adds to the versatility of the accommodation. Depending on individual requirements, this area could be utilised as a home office, study, hobby room, playroom or additional living space, subject to any relevant planning or building regulations.

The three bedrooms offer comfortable accommodation for a growing family, guests or those requiring dedicated workspace. The overall layout provides plenty of scope for buyers to make the property their own while benefiting from the additional space provided by the loft.

Externally, the property benefits from permit parking, an increasingly desirable feature that provides convenient local parking for residents.

The location is another significant advantage. The property is ideally positioned for access to local schools, shops and a range of everyday amenities, making it particularly appealing to families. With essential facilities close at hand and excellent convenience for day-to-day living, the property combines a desirable location with spacious and adaptable accommodation.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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











Total floor area 91.4 m² (984 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

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21 High Street
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EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/RAL104146

Tenure: Freehold

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.