Connells

Horsefields
GILLINGHAM

Horsefields
GILLINGHAM SP8 4UQ

for sale
£230,000

Property Description

Connells are delighted to present a brilliant opportunity to purchase this bright and spacious three-bedroom semi-detached home in Horsefields, Gillingham to the market. Benefitting from an attached garage and additional private off-street parking, this fantastic home presents a great chance for first-time buyers, second-steppers, families, and downsizers to get their next move in motion. Horsefields is a delightful cul-de-sac located in the desirable area of Peacemarsh; there are parks, a school, a doctor's surgery, and many more useful amenities within walking distance. The home itself comprises a modern layout with scope to improve internally to your own taste, making it the perfect purchase for those looking to make their next house a home. CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

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.

Entrance Hall

The entrance hall has a double glazed window to the front of the property. It has a smoke alarm, radiator and understairs storage space.

Lounge

18' 6" max x 8' 11" max (5.64m max x 2.72m max)

The lounge has a double glazed sliding door to the rear garden. It has a TV point, radiator, thermostat and an electric fireplace.

Kitchen / Dining Room

7' 4" x 14' 5" (2.24m x 4.39m)

The part tiled kitchen / dining room has a double glazed window to the rear of the property. It has both wall and base units, an integrated oven, gas hob, extractor hood, a one bowl sink and drainer, a radiator and space for a washing machine and dishwasher.

First Floor

Landing

The landing has a smoke alarm, airing cupboard and a loft hatch.

Bedroom 1
7' 7" x 17' 1" max (2.31m x 5.21m max)

Bedroom 1 has a double glazed window to the front of the property and a radiator.

Bedroom 2
9' 2" x 14' 4" max (2.79m x 4.37m max)

Bedroom 2 has a double glazed window to the rear of the property and a radiator.

Bedroom 3
7' 1" x 12' 5" (2.16m x 3.78m)

Bedroom 3 has a double glazed window to the rear of the property and a radiator.

Bathroom

The bathroom has a double glazed, frosted window to the front of the property. It has a bath, WC, hand wash basin, extractor fan and a radiator.

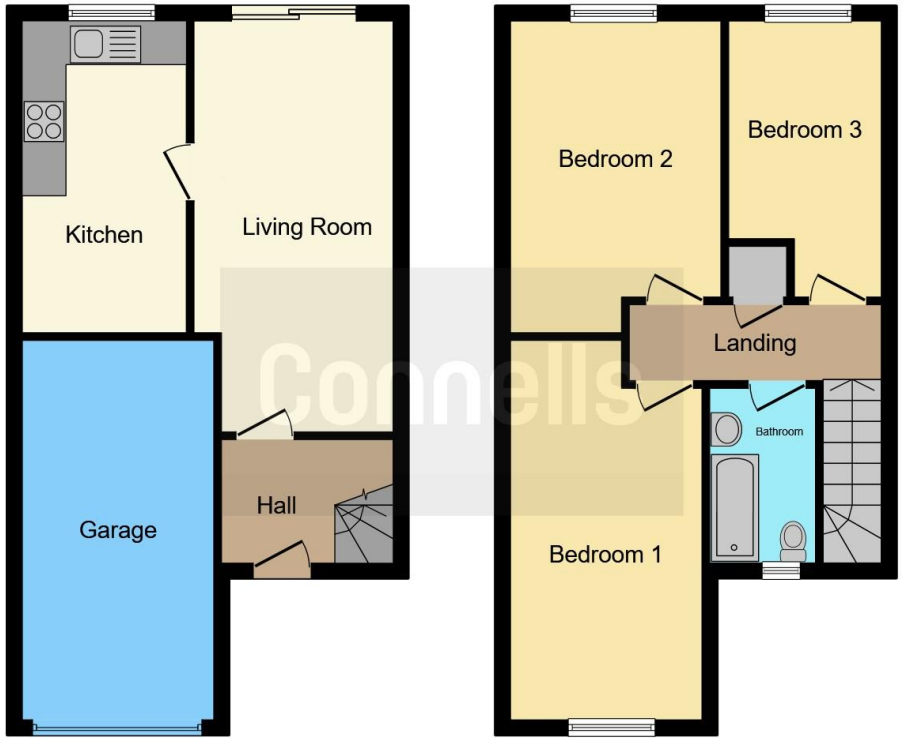
Outside

Front Garden

The front garden has a patio path to the front door and a lawn area. It has an up and over door to the garage and a private driveway.

Rear Garden

The rear garden has a patio area and is mainly laid to lawn. It has fence and brick borders, an external tap and side access to the front of the property.



Ground Floor **First Floor**

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.focalagent.com

To view this property please contact Connells on

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4 Clive House High Street
GILLINGHAM SP8 4QT

EPC Rating: D

Council Tax
Band: C

view this property online connells.co.uk/Property/GIL305546

Tenure: Freehold

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.

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