



REAL ESTATE
ESTATE AGENCY · REDEFINED

St. Marys Road
Gillingham | ME7 1JH

CR REAL ESTATE
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St. Marys Road , Gillingham, ME7 1JH

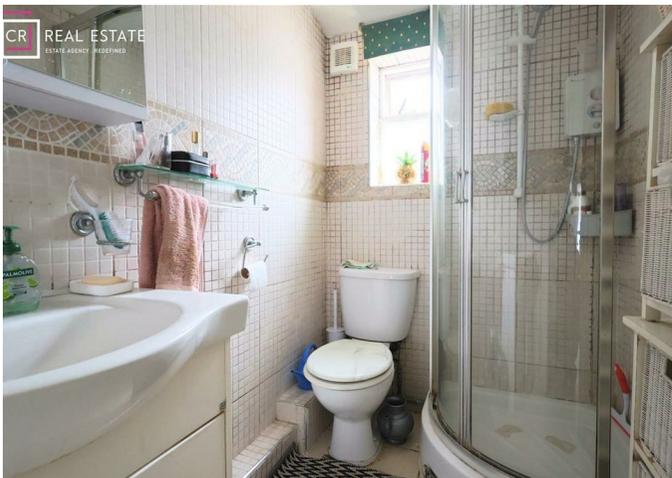
Located close to Gillingham town centre and Gillingham railway station, this three-bedroom mid-terrace home offers spacious and practical accommodation.

The ground floor features a generous lounge/diner, fitted kitchen, lean-to/utility area and shower room. Upstairs are three separate bedrooms, with the added benefit of a converted cellar providing useful additional space suitable for storage, a home office, or hobby room.

Externally, there is an enclosed rear garden. An excellent opportunity for first-time buyers or investors.

- Victorian Terrace Home
- Three Separate Bedrooms
- Close To Gillingham Town Centre
- Converted Cellar
- Modern Kitchen & Bathroom
- Enclosed Garden
- Ideal First Time Buy
- Call now To View

£260,000



Lounge/Diner

23'4 x 12'4 (7.11m x 3.76m)

Kitchen

7'3 x 6'5 (2.21m x 1.96m)

Shower Room

6'3 x 4'8 (1.91m x 1.42m)

Lean-To/Utility Room

12'8 x 4'3 (3.86m x 1.30m)

Cellar

12'3 x 10'8 (3.73m x 3.25m)

Bedroom

12'4 x 10'8 (3.76m x 3.25m)

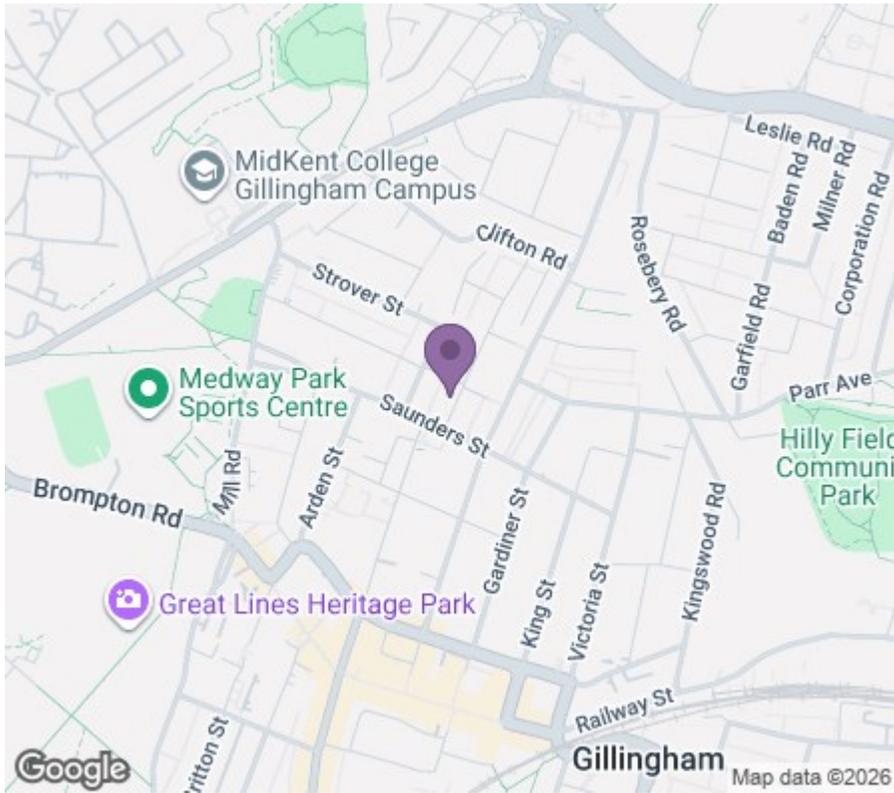
Bedroom

12'3 x 7'6 (3.73m x 2.29m)

Bedroom

9'3 x 7'4 (2.82m x 2.24m)





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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.