



Victoria Street

Gillingham | ME7 1EJ

Victoria Street , Gillingham, ME7 1EJ

This beautifully presented two bedroom Victorian terraced home has been refurbished throughout to an exceptional standard, seamlessly combining period charm with contemporary living.

The ground floor offers stylish and versatile accommodation, enhanced by a rear extension that creates additional space. A modern fitted kitchen is complemented by a contemporary shower room, while the property's double cellar provides excellent storage potential.

To the first floor are two well proportioned separate bedrooms and a further modern shower room, finished to a high specification.

Externally, the property boasts a beautifully landscaped rear garden, providing a private outdoor retreat complete with an attractive summerhouse, ideal for relaxing, entertaining or home working.

Conveniently situated close to Gillingham town centre and the train station, the property offers excellent access to a range of local amenities, shops and transport links, making it an ideal purchase for first-time buyers, professionals or investors alike.

£265,000



Entrance Hall

Lounge

10'1 x 8'2 (3.07m x 2.49m)

Dining Room

12'4 x 10'0 (3.76m x 3.05m)

Kitchen

9'3 x 6'7 (2.82m x 2.01m)

Shower Room

5'6 x 3'7 (1.68m x 1.09m)

Bedroom

12'4 x 10'2 (3.76m x 3.10m)

Bedroom

10'2 x 9'5 (3.10m x 2.87m)

Shower Room

9'2 x 6'8 (2.79m x 2.03m)

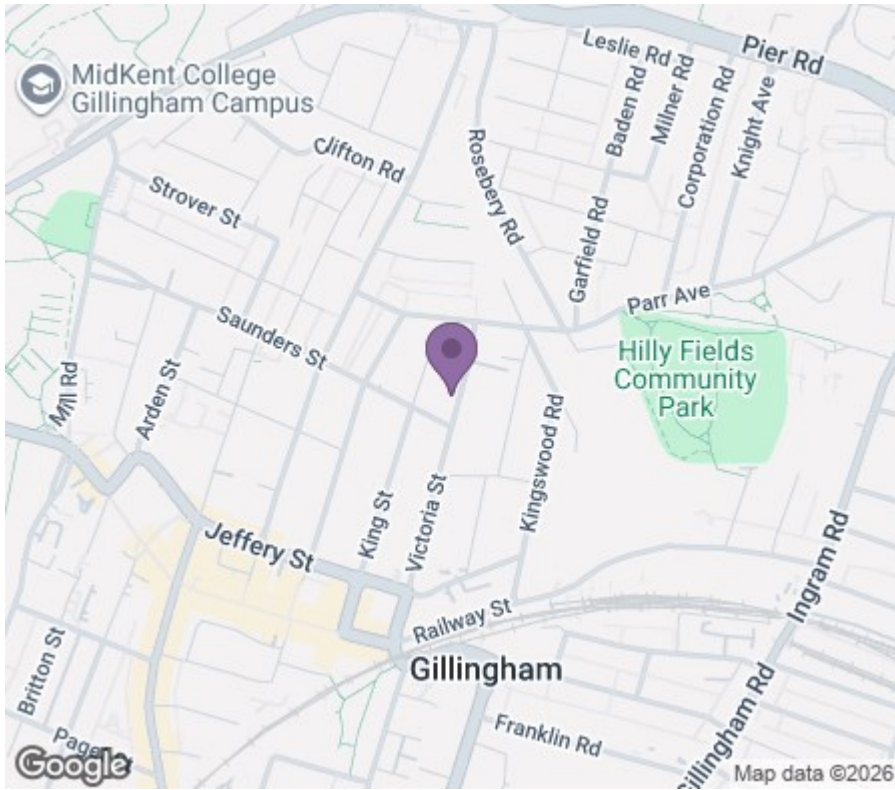
Cellar

12'5 x 10'2 (3.78m x 3.10m)

Cellar

11'8 x 10'0 (3.56m x 3.05m)





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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	

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