



## King Edward Road, Kent ME7 2RE

**£1,250 Per Calendar Month**

Positioned in a popular residential area of Gillingham, this well-presented terraced home offers bright and comfortable accommodation throughout, making it an excellent choice for professional tenants, couples or families.

The property features a welcoming reception room with plenty of natural light, a fitted kitchen with ample storage and workspace, two well-proportioned bedrooms and a modern family bathroom. The neutral décor throughout creates a clean and inviting feel, ready for immediate occupation. . In addition, the property benefits from a useful basement , ideal for storage.

To the rear, the property benefits from a generous private garden, providing excellent outdoor space for relaxing.

Conveniently located close to local shops, schools and everyday amenities, the property also offers easy access to Gillingham town centre, mainline station and major transport links.

Early viewing is strongly recommended.

CR Real Estate are part The Ombudsman Redress Scheme and are a member of the Propertymark Client Money Protection Scheme. Tenant deposits are protected by the Tenancy Deposit Scheme. For more information, please contact us.

Client Money Protection is provided by: Client Money Protect. Scheme Ref: CMP004209

Independent redress is provided by: The Property Ombudsman (TPO). Membership Number: E01687



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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**ESTATE AGENCY : REDEFINED**

