



**Napier Road**  
Gillingham | ME7 4HN

# Napier Road , Gillingham, ME7 4HN

Situated in a sought-after location in Gillingham, this extended end-of-terrace home offers exceptional living space for the growing family. Boasting a thoughtful layout and modern extensions, the property combines period charm with contemporary convenience.

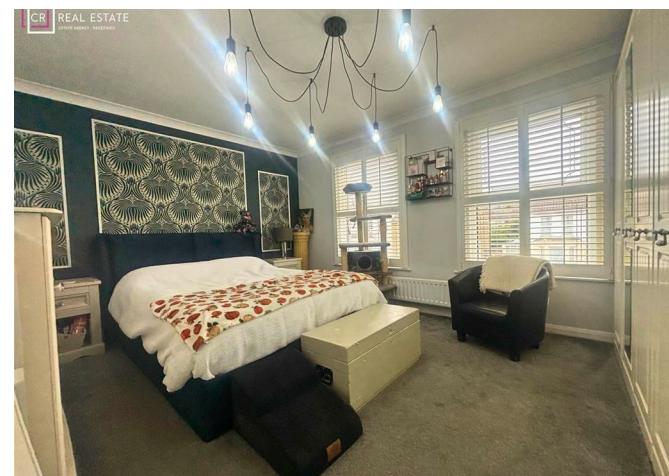
The ground floor features a lounge, separate dining room, and an impressive extended kitchen as well as a large family room, ideal for entertaining or relaxing together. A versatile cellar adds valuable storage or potential for further use.

Upstairs, you'll find three well-proportioned double bedrooms and a modern family bathroom, ensuring comfort and practicality for all.

Step outside to a beautifully landscaped rear garden stretching over 100ft, perfect for summer gatherings, gardening, or simply unwinding. To the front, the property benefits from off-street parking.

This is a fantastic opportunity to secure a spacious, move-in ready home in a popular residential area close to local amenities, schools, and transport links.

**Offers Over £375,000**



Entrance Hall

Lounge

11'9 x 11'5 (3.58m x 3.48m)

Dining Room

11'2 x 8'9 (3.40m x 2.67m)

Kitchen

14'8 x 10'7 (4.47m x 3.23m)

Cloakroom/WC

Utility Area

9'3 x 5'2 (2.82m x 1.57m)

Family Room

20'6 x 9'0 (6.25m x 2.74m)

Cellar

14'9 x 10'4 (4.50m x 3.15m)

Bedroom

15'0 x 12'0 (4.57m x 3.66m)

Bedroom

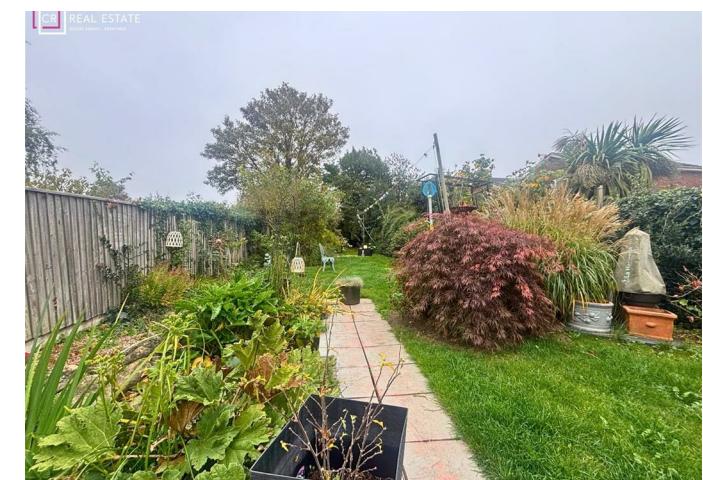
11'2 x 9'7 (3.40m x 2.92m)

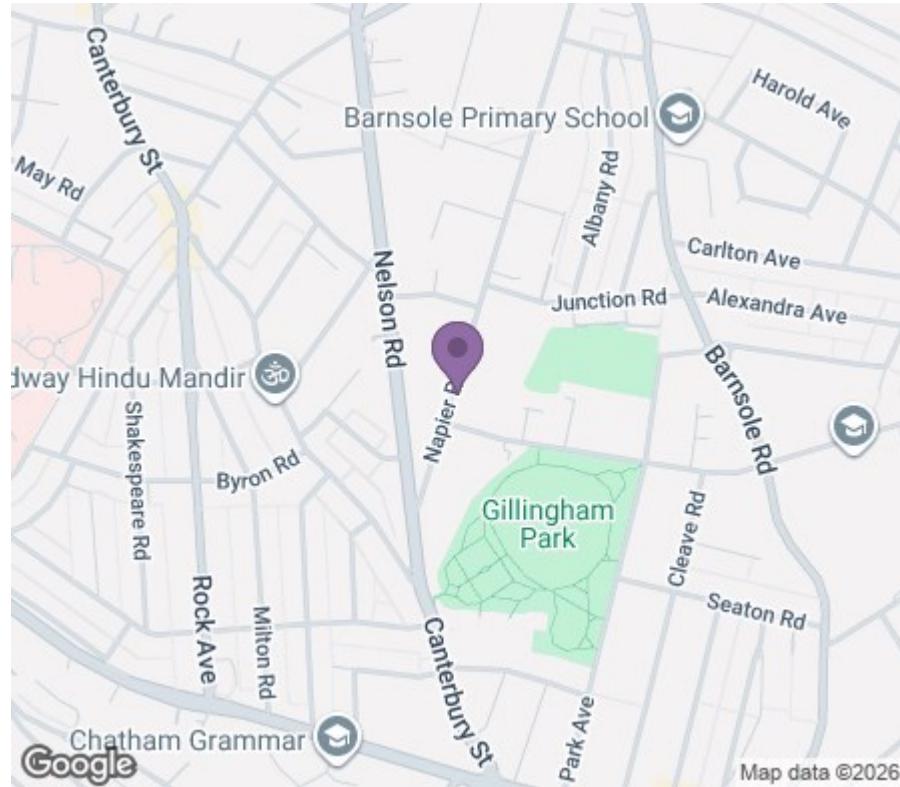
Bedroom

10'7 x 8'0 (3.23m x 2.44m)

Family Bathroom

7'6 x 6'3 (2.29m x 1.91m)





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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			
		74	
		60	
EU Directive 2002/91/EC			
England & Wales			

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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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