



## Watling Street, Gillingham, Kent, ME7 2YQ

Asking Price £410,000

- No Forward Chain
- Three Reception Rooms
- Large Edwardian Semi-Detached House
- Three Bedrooms

# 2 Watling Street, Gillingham ME7 2YQ

This versatile large Edwardian Semi-Detached property would make an ideal HMO purchase (subject to the usual planning consents being obtained.) The property has been adapted with independent heat and smoke fire detection systems and fire doors in all rooms, so is bound to be of interest to the investment market, alternatively, would suit a large growing family, as can easily be adapted back to create charming and spacious living accommodation for the buyer looking for space and comfort to relax in.

Once inside this property, you are greeted by an impressive hallway, off this are 3 rooms and a kitchen. There is a useful basement room. On the first floor are three bedrooms and a bathroom/WC. Outside there is a small rear garden and a front forecourt garden.

The property itself is located on Watling Street, therefore, handy for Watling street shopping parade, well regarded schools including Grammar Schools, regular bus routes and sporting and recreational facilities. Gillingham Town Centre with a wide range of shopping facilities and main line railway station with high speed links into London is not far away.

The property is offered for sale with no forward chain.  
Call the friendly sales team at Wright & Co today, for your earliest appointment to view!



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Council Tax Band: D



## **Entrance Door To:**

### **Porch**

Door to

### **Entrance Hall**

Staircase to first floor level

Door to cellar

### **Front Room**

16'4" x 11'1"

Double glazed bay window to front

Fireplace

Three radiators

### **Middle Room**

11'1" x 11'1"

Double glazed windows to side and rear

Double radiator

### **Rear Room**

13'1" x 13'1"

Double glazed bay window to side

Fireplace

Two double radiators

Separate toilet with low level W/C

Small wash hand basin

Double doors to

### **Conservatory**

11'9" x 5'10"

Built in cupboards

Double glazed door to rear garden

### **Kitchen**

8'10" x 8'10"

Double glazed window to side

Range of base and eye level cupboards

Worktops

Inset single drain stainless steel sink unit

Built in oven and hob (NOT TESTED)

Wall tiling

### **Cellar**

16'4" x 14'1"

A useful room which is dry

Partly plaster boarded (would make an ideal playroom/hobbies room or media room)

Built in cupboards housing gas and electric meters

### **First Floor Landing**

Access to roof space

Doors to all rooms on this level

### **Front Room**

17'4" x 16'4"

Double glazed bay window to front

Double glazed windows to front

Three radiators

### **Middle Room**

11'1" x 11'1"

Double glazed window to rear

Radiator

### **Rear Room**

12'5" x 11'1"

Double glazed window to rear

Radiator

### **Bathroom**

9'10" x 6'6"

Double glazed window to side

White suite comprising of pannelled bath with electric shower (NOT TESTED)

Pedestal wash hand basin

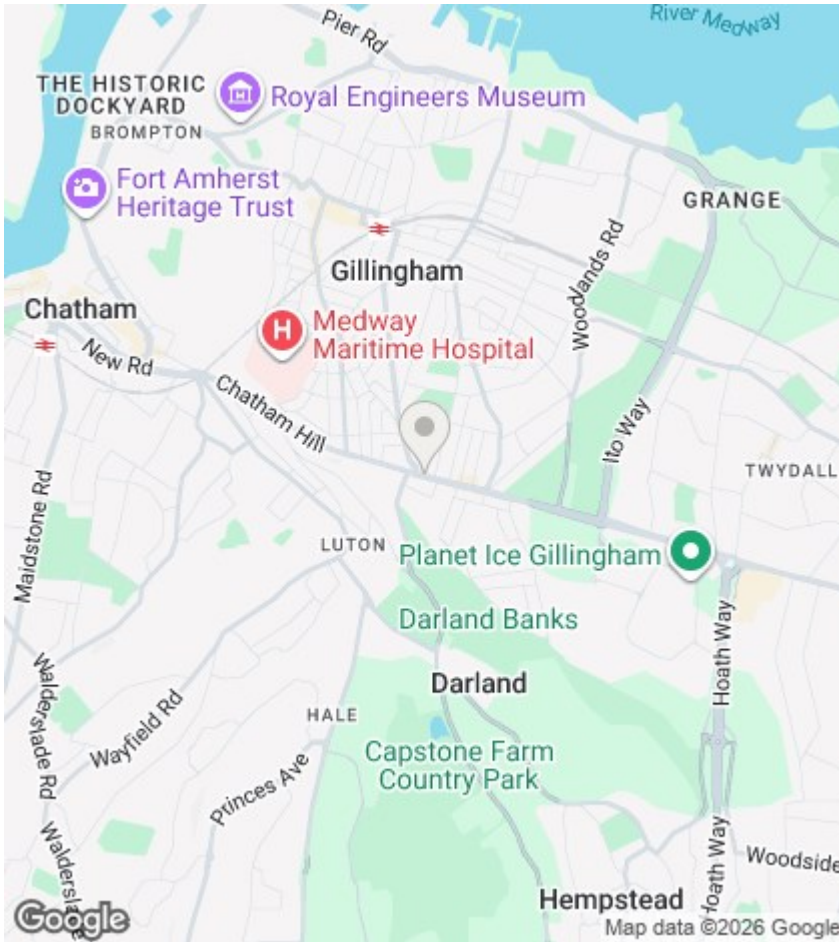
Low level W/C

Heated towel rail

Cupboard housing 'Worcester' gas fired boiler for domestic hot water supply and central heating ( NOT TESTED)

### **Exterior**

Easy to maintain lawned garden to the rear and front garden with side access



## Directions

## Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

## EPC Rating:

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