



Guide Price
£280,000

Freehold

4x  1x  2x 

**Livingstone Road,
Gillingham, Kent, ME7**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- 3/4 bedroom Victorian terrace
- Modern fitted kitchen
- Potential to create upstairs bathroom subject to necessary consents
- Gas central heating and double glazing
- Walking distance of Gillingham High Street and main line station

Accommodation

GROUND FLOOR

Lounge: 12'9 x 11'5 (3.89m x 3.48m)
 Mid hall
 Dining room: 11'6 x 10'1 (3.51m x 3.08m)
 Kitchen: 9'9 x 8'2 (2.97m x 2.49m)
 Sower room

BASEMENT

Cellar: 11'5 x 6'0 (3.48m x 1.83m)

SPLIT LEVEL FIRST FLOOR

Landing
 Bedroom 1: 13'1 x 11'6 (3.99m x 3.51m)
 Bedroom 2: 11'7 x 7'7 (3.53m x 2.31m)
 Bedroom 3: 10'1 x 8'3 (3.08m x 2.52m)
 Bedroom 4 (off Bedroom 3): 8'5 x 6'7 (2.57m x 2.01m)

OUTSIDE

Front garden
 Rear Garden

Ground Floor
 Approx. 40.9 sq. metres (440.0 sq. feet)

Split Level First Floor
 Approx. 41.0 sq. metres (441.0 sq. feet)



Call Gillingham - 01634 851191 ■ wardsokent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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