



Hanway

Gillingham | ME8 6AL



REAL ESTATE

ESTATE AGENCY : REDEFINED

Hanway , Gillingham, ME8 6AL

Guide Price £200,000 to £220,000

CR Real Estate are pleased to present this charming one-bedroom starter home located in a popular area of Gillingham, now available for sale with no onward chain. Whether you're a first-time buyer looking to take your first step onto the property ladder or an investor looking to add to your portfolio, this property offers an exciting opportunity.

Upon entering the home, you'll find a cozy lounge area, and adjacent to the lounge is a separate fitted kitchen with storage cupboard. Ascending to the first floor, you'll discover a shower room and generously sized double

- 1 Bedroom Starter Home
- Allocated Parking Space
- Modern Decor
- Popular Location
- Ideal for First-Time Buyers
- No Onward Chain
- Fitted Kitchen
- Call Now to View

Guide Price £200,000



Lounge

12'10 x 9'0 (3.91m x 2.74m)

Kitchen

9'5 x 6'10 (2.87m x 2.08m)

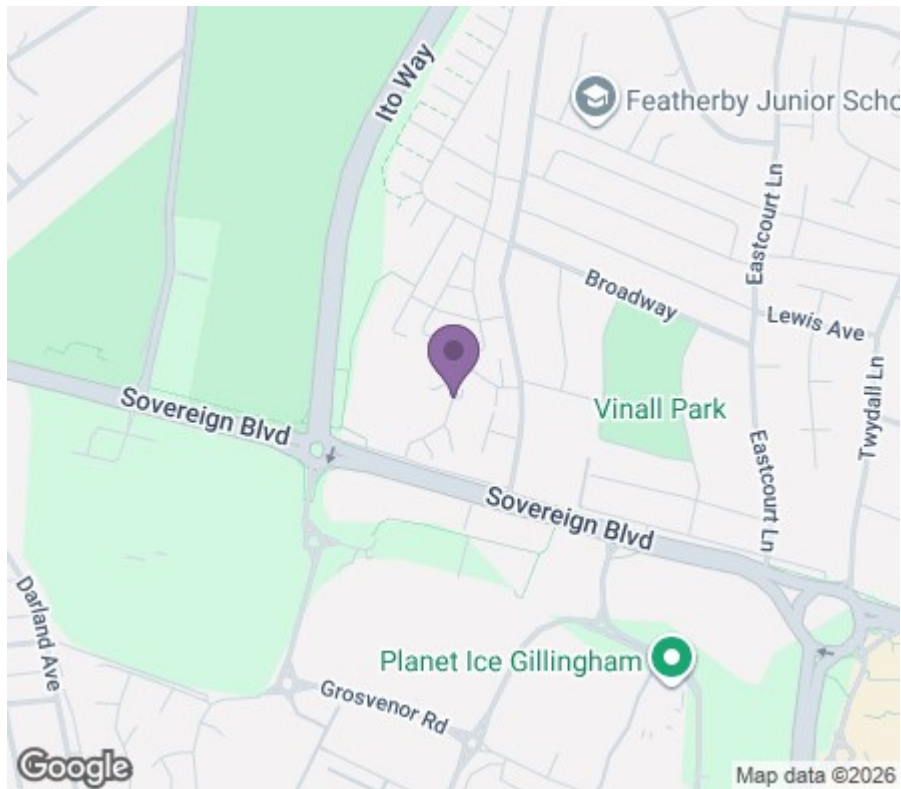
Bedroom

12'10 x 7'10 (3.91m x 2.39m)

Shower Room

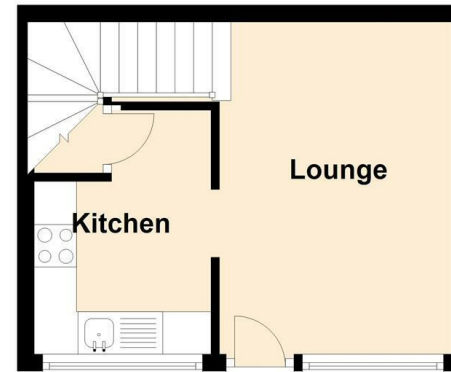
6'6 x 6'0 (1.98m x 1.83m)





Ground Floor

Approx. 19.3 sq. metres (207.8 sq. feet)



First Floor

Approx. 19.3 sq. metres (207.8 sq. feet)



Total area: approx. 38.6 sq. metres (415.6 sq. feet)



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18 - 20 High Street
Gillingham
Kent
ME7 1BB

01634 570057

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.