



## Burnt Oak Terrace, Gillingham ME7 1DT

**£1,350 Per Calendar Month**

CR Real Estate are delighted to offer to the market this well-presented two-bedroom terraced home, available to rent immediately and ideally located on Burnt Oak Terrace, Gillingham.

The property offers a bright and spacious layout throughout, with a modern open-plan kitchen flowing seamlessly into a conservatory, creating an excellent additional living and dining space overlooking the rear garden.

Upstairs, the property benefits from two good-sized bedrooms, one of which features a large built-in wardrobe, providing ample storage. The accommodation is further enhanced by a useful basement, ideal for storage or additional usable space.

Externally, there is a pleasant rear garden, perfect for enjoying the warmer months.

Situated in a convenient location close to local amenities, transport links and schools, this property would be ideal for professionals, couples or a small family.

Available now, early viewing is highly 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**ESTATE AGENCY : REDEFINED**

