

01634 379 799

www.harrisonsresidential.com



23 Rotary Gardens

• Gillingham

Price: Guide Price £450,000





23, Rotary Gardens, , ME7 2AB  
Guide Price £450,000

- GUIDE PRICE £450,000 - £475,000
- FOUR BEDROOM LINK DETACHED HOME
- DRIVEWAY & GARAGE
- DOWNSTAIRS WC
- UTILITY ROOM
- EN SUITE TO MASTER BEDROOM
- SEPARATE LOUNGE
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- EPC RATING "C"

Simply stunning four bedroom link detached home located on the popular Rotary Gardens. The property is well maintained throughout and benefits from a downstairs WC, en suite to master bedroom, utility, separate dining room, garage and driveway.

EPC Rating: "C"

**Entrance Hall**  
4'6" x 14'4" (1.38m x 4.38m)

**Lounge**  
10'11" x 15'10" (3.33m x 4.83m)

**Dining Room**  
7'4" x 12'8" (2.25m x 3.88m)

**Downstairs WC**  
3'1" x 7'2" (0.94m x 2.20m)

**Kitchen**  
11'6" x 14'2" (3.52m x 4.33m)

**Utility Room**  
5'2" x 4'8" (1.59m x 1.44m)

**Master Bedroom**  
8'11" x 13'3" (2.74m x 4.06m)

**En Suite**  
7'4" x 3'10" (2.25m x 1.18m)

**2nd Bedroom**  
9'9" x 11'5" (2.99m x 3.50m)

**3rd Bedroom**  
8'10" x 7'1" (2.70m x 2.17m)

**4th Bedroom**  
8'3" x 9'10" (2.52m x 3.00m)

**Bathroom**  
5'6" x 6'11" (1.69m x 2.13m)

**Garage**  
8'7" x 17'1" (2.62m x 5.23m)  
Power and light available.

### Important Notice

Harrisons Residential, their clients and any joint agents give notice that:

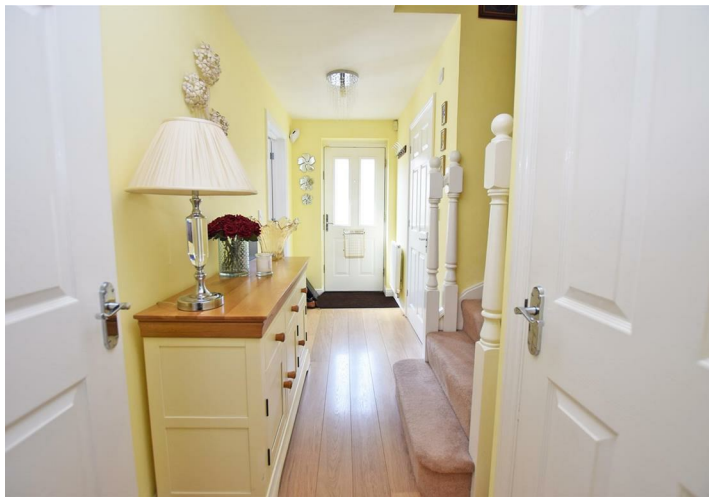
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

### NB

HARRISONS RESIDENTIAL recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs			
	74		
	84		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**Harrisons Residential**  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 706 SQ.FT.  
(65.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 559 SQ.FT.  
(51.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1265 SQ.FT. (117.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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