



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**

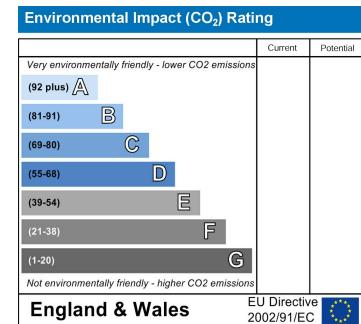
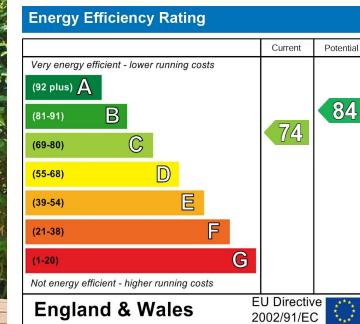
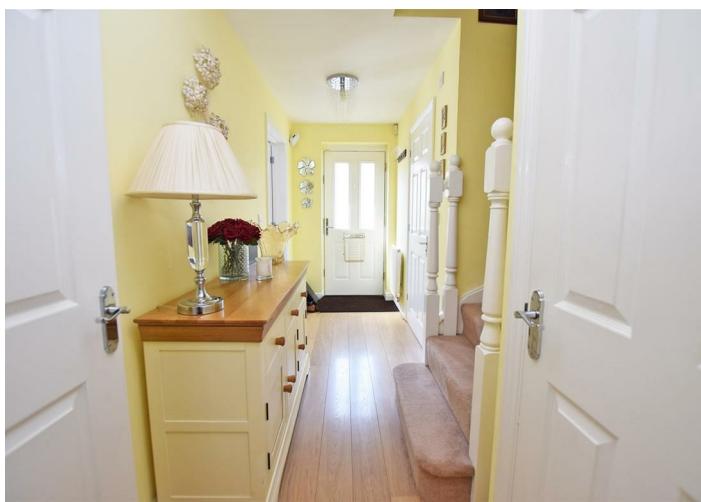
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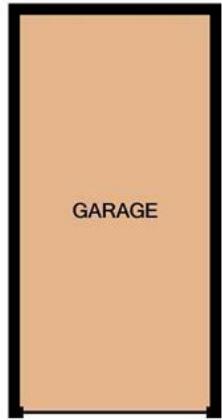
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#### **NB**

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 Henchchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



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**HARRISONS**  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 706 SQ.FT.  
(65.6 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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