

01634 379 799

www.harrisonsreeve.com

HR HARRISONS
REEVE

17 Milburn Road

Gillingham

Price: £240,000





17, Milburn Road, , ME7 1PH
£240,000

- 3 STOREY TERRACE HOUSE IN GILLINGHAM
- FLEXIBLE ACCOMMODATION
- SUBJECT TO PLANNING CONSENTS, POSSIBILITY TO CONVERT TO 2 MAISONNETTES/HMO
- NO ONWARD CHAIN!!
- GOOD PROXIMITY TO GREENWICH UNIVERSITY (MEDWAY) CAMPUS AND MID KENT COLLEGE
- MEDWAY COUNCIL TAX BAND "B"
- EPC RATING "D"
- APPROX. 1,087 SQ FT OF LIVING ACCOMMODATION
- IDEAL FAMILY HOME TO MAKE YOUR OWN OR INVESTMENT PURCHASE

Entrance Hall

Reception/Bedroom

12'2" into bay x 10'8" (3.73m into bay x 3.27m)

Bedroom

13'10" x 9'1" (4.24m x 2.79m)

Lower Ground Floor

Reception/Bedroom

13'10" x 12'1" into bay (4.24m x 3.70m into bay)

Kitchen/Breakfast Room

13'10" x 11'6" (4.24m x 3.53m)

Lobby

Bathroom

First Floor

Bedroom

13'10" x 11'5" (4.24m x 3.49m)

Bedroom

13'10" x 9'8" (4.24m x 2.97m)

Exterior

Rear Garden

Approx. 25' in depth mainly laid to patio. Fenced to boundaries.

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.

Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Important Notice

Harrisons Reeve, 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 and the photographs may have been enhanced using photo editing software.

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

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB

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

Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

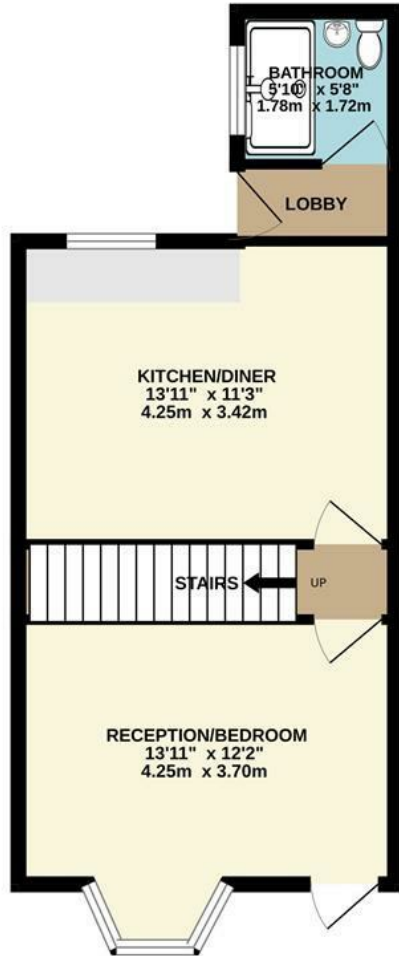


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

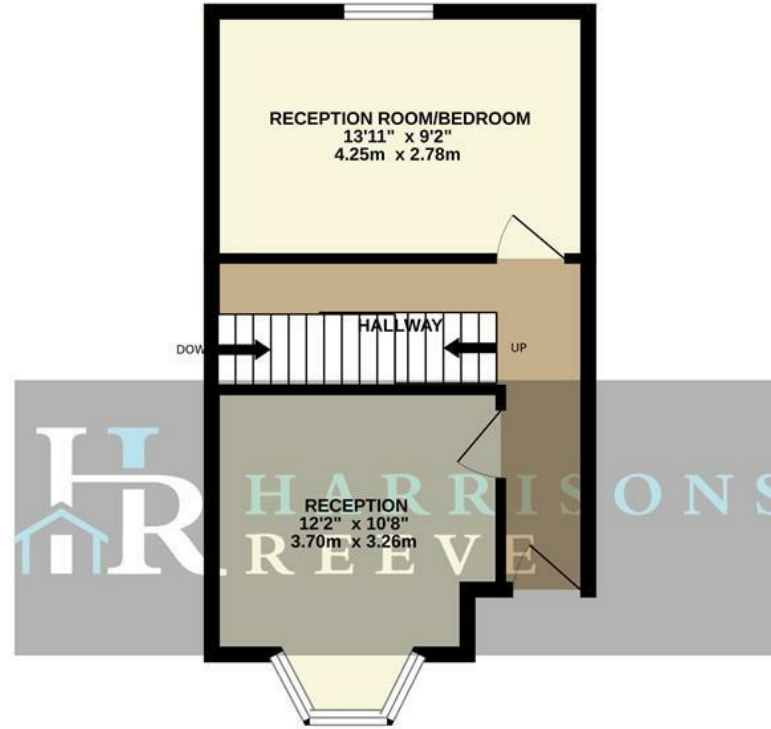
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsreeve.com (01634) 379799

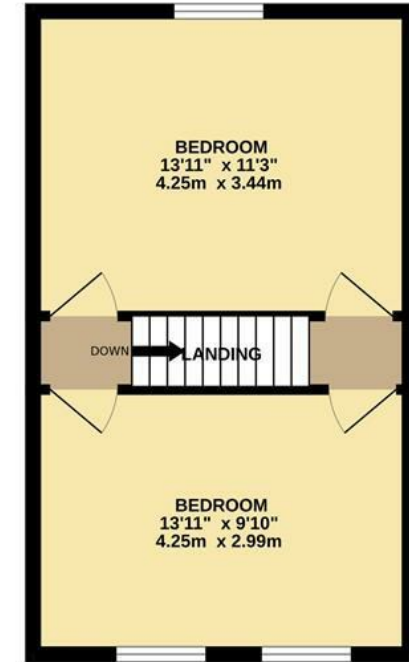
BASEMENT
391 sq.ft. (36.3 sq.m.) approx.



GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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