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2 Lancaster Court

• Gillingham

Price: Offers In Excess Of £575,000



2, Lancaster Court, , ME8 0JP
Offers In Excess Of £575,000

- FOUR BEDROOM DETACHED HOME
- DRIVEWAY
- DOUBLE GARAGE
- DOWNSTAIRS WC
- UTILITY ROOM
- LARGE REAR GARDEN
- QUIET CUL DE SAC LOCATION
- CHAIN FREE
- CTAX BAND: F
- EPC RATING: AWAITED

Nestled in the desirable area of Lancaster Court, this splendid detached house offers a perfect blend of comfort and space, making it an ideal family home. With four generously sized bedrooms, there is ample room for everyone to enjoy their own space. The property boasts a shower room and a downstairs WC, ensuring convenience for busy mornings and family life.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout of the home is both practical and welcoming, providing a seamless flow between the living spaces. A convenient downstairs WC adds to the functionality of the ground floor.

The exterior of the property is equally impressive, featuring a large rear garden that offers a wonderful outdoor space for children to play, gardening enthusiasts, or simply relaxing in the sun. The double garage and driveway provide ample parking and storage options, making this home as practical as it is charming.

Being chain free, this property presents a fantastic opportunity for prospective buyers looking to move in without delay. With its excellent location and spacious living areas, this detached house in Lancaster Court is a rare find and is sure to attract considerable interest. Don't miss the chance to make this delightful home your own.

EPC Rating: Awaited

Porch
7'6" x 3'2" (2.29m x 0.97m)

Entrance Hall
5'1" x 10'5" (widest points) (1.56m x 3.20m (widest points))

Dining Area
12'7" x 7'6" (3.86m x 2.31m)

Lounge
21'6" x 14'2" (6.57m x 4.32m)

Breakfast Room
13'8" x 8'5" (4.19m x 2.58m)

Kitchen
8'5" x 13'7" (2.57m x 4.15m)

Utility Room
8'4" x 5'6" (2.56m x 1.70m)

Downstairs WC
6'5" x 4'1" (1.98m x 1.26m)

Landing
5'11" x 13'1" (widest points) (1.82m x 4.01m (widest points))

Bedroom 1
10'9" x 14'8" (widest points) (3.30m x 4.48m (widest points))

Bedroom 2
11'8" x 11'7" (widest points) (3.58m x 3.54m (widest points))

Bedroom 3
8'7" x 10'2" (2.63m x 3.11m)

Bedroom 4
7'9" x 10'2" (2.38m x 3.12m)

Shower Room
8'6" x 4'10" (2.60m x 1.48m)

Double Garage
18'9" x 15'11" (5.74m x 4.87m)

Garden

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

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.

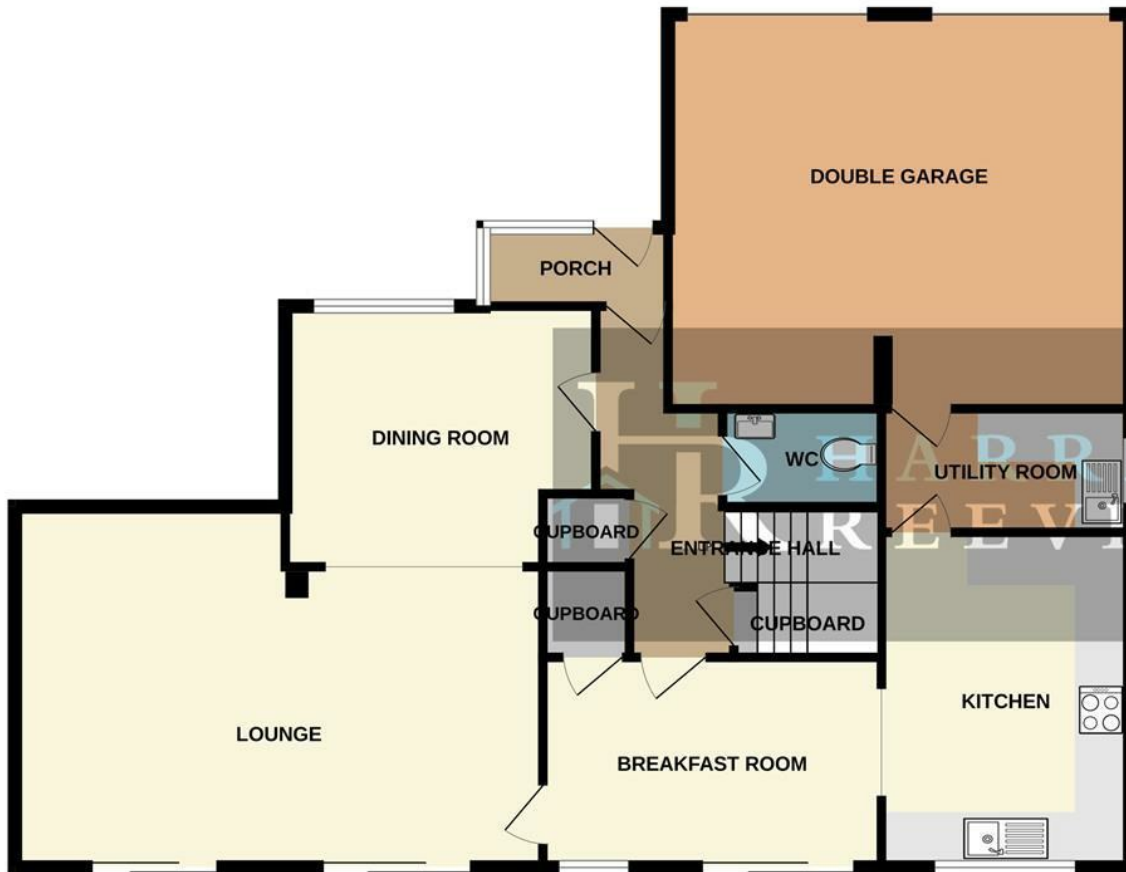
NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtens Solicitors, Hawkrigde and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



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

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GROUND FLOOR
1203 sq.ft. (111.8 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1766 sq.ft. (164.1 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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