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2 Nore Close

• Darland, Gillingham

Guide Price: £375,000 - £400,000





2, Nore Close, , ME7 3DG  
Asking Price £375,000

- THREE BEDROOM SEMI DETACHED HOME
- GARAGE
- DRIVEWAY
- WET ROOM
- GENEROUS SIZE REAR GARDEN
- IN NEED OF MODERNISATION
- SOUGHT AFTER DARLAND LOCATION
- CHAIN FREE
- CTAX BAND
- EPC RATING: AWAITING

This charming 3 bedroom semi detached home is located in the sought after Darland area. The property offers tremendous potential and benefits from a driveway, garage, generous size rear garden and offered to the market chain free.

EPC Rating: Awaited.

**Entrance Hall**  
6'0" x 12'11" (1.84m x 3.95m)

**Lounge**  
11'10" x 12'11" (3.61m x 3.94m)

**Dining**  
8'11" x 9'8" (2.72m x 2.95m)

**Kitchen**  
8'11" x 9'8" (2.74m x 2.95m)

**Landing**  
8'0" x 9'9" (2.45m x 2.98m)

**Bedroom 1**  
10'0" x 10'10" (3.07m x 3.32m)

**Bedroom 2**  
10'0" x 11'8" (3.05m x 3.58m)

**Bedroom 3**  
7'10" x 6'7" (2.41m x 2.03m)

**Wet Room**  
7'11" x 5'4" (2.43m x 1.63m)

**Garage**  
8'3" x 23'5" (2.53m x 7.16m)

**Garden**  
50 approx (15.24m approx )

**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.

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

**NB**  
HARRISONS REEVE 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

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

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GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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