

01634 379 799

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Notre Desir Eastcourt Lane

• Gillingham

Price: £480,000





Notre Desir, Eastcourt Lane, , ME7 2UW  
£480,000

- 3 BEDROOM DETACHED BUNGALOW
- APPROX 48 SQ MTR LOUNGE/DINER/KITCHEN
- APPROX 50' X 40' REAR GARDEN
- LARGER THAN AVERAGE GARAGE & DRIVEWAY
- 5 PIECE BATHROOM SUITE
- UTILITY ROOM & SEPARATE WC
- EPC RATING "D"

HARRISONS RESIDENTIAL are delighted to offer for sale this 3 bedroom DETACHED BUNGALOW WITH LARGER THAN AVERAGE GARAGE AND DRIVEWAY, situated in Eastcourt Lane, Gillingham.

With accommodation comprising porch, entrance hall, 3 bedrooms, OPEN PLAN LIVING/KITCHEN AREA OF APPROX 48 SQ MTRS, UTILITY ROOM AND SEPARATE WC.

Externally, the property features a rear garden of approx 50' x 40' laid to decking and lawn areas, and a driveway to the front providing off road parking for 2 cars.

The immediate SEMI-RURAL locality provides good access to main road links and Riverside Country Park.

To book your viewing, call us today!

#### Porch

UPVC entrance door, double glazed door to :

**Entrance Hall**  
Radiator.

**Bedroom 1**  
11'1" x 10'11" (3.38m x 3.35m)  
Double glazed bay window to front, radiator, built in mirror fronted wardrobes.

**Bedroom 2**  
11'1" x 11'0" (3.38m x 3.36m)  
Double glazed bay window to front, radiator.

**Bedroom 3**  
10'9" x 7'7" (3.30m x 2.32m)  
Double glazed window to side.

**Bathroom**  
11'0" x 10'9" (3.36m x 3.30m)  
White 5 piece suite comprising double ended bath, shower cubicle, low level WC, pedestal wash hand basin and bidet. Double glazed window to side. Heated towel rail.

**Lounge/Diner/Kitchen**  
26'2" x 19'8" (8.00m x 6.00m)  
Open plan.

2 double glazed sliding patio doors leading to rear garden. 3 radiators. Feature fireplace. White fitted kitchen comprising base and eye level units with work surfaces over. Inset stainless steel sink unit with mixer tap. Built in electric oven and hob with extractor fan over. Integrated dishwasher.

**Utility Room**  
10'11" x 5'4" (3.33m x 1.65m)  
Double glazed door and window to rear. Door to garage. Space and plumbing for washing machine and tumble dryer. Radiator. Door to :

#### WC

White suite comprising vanity shelf, fitted circular porcelain bowl, WC, radiator.

#### Exterior

Frontage :

Driveway providing off road parking for 2 cars.

Rear Garden:

Approx 50' x 40', mainly laid to decking and lawn areas

#### 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 for which we may receive a referral fee of £150 plus VAT per transaction.

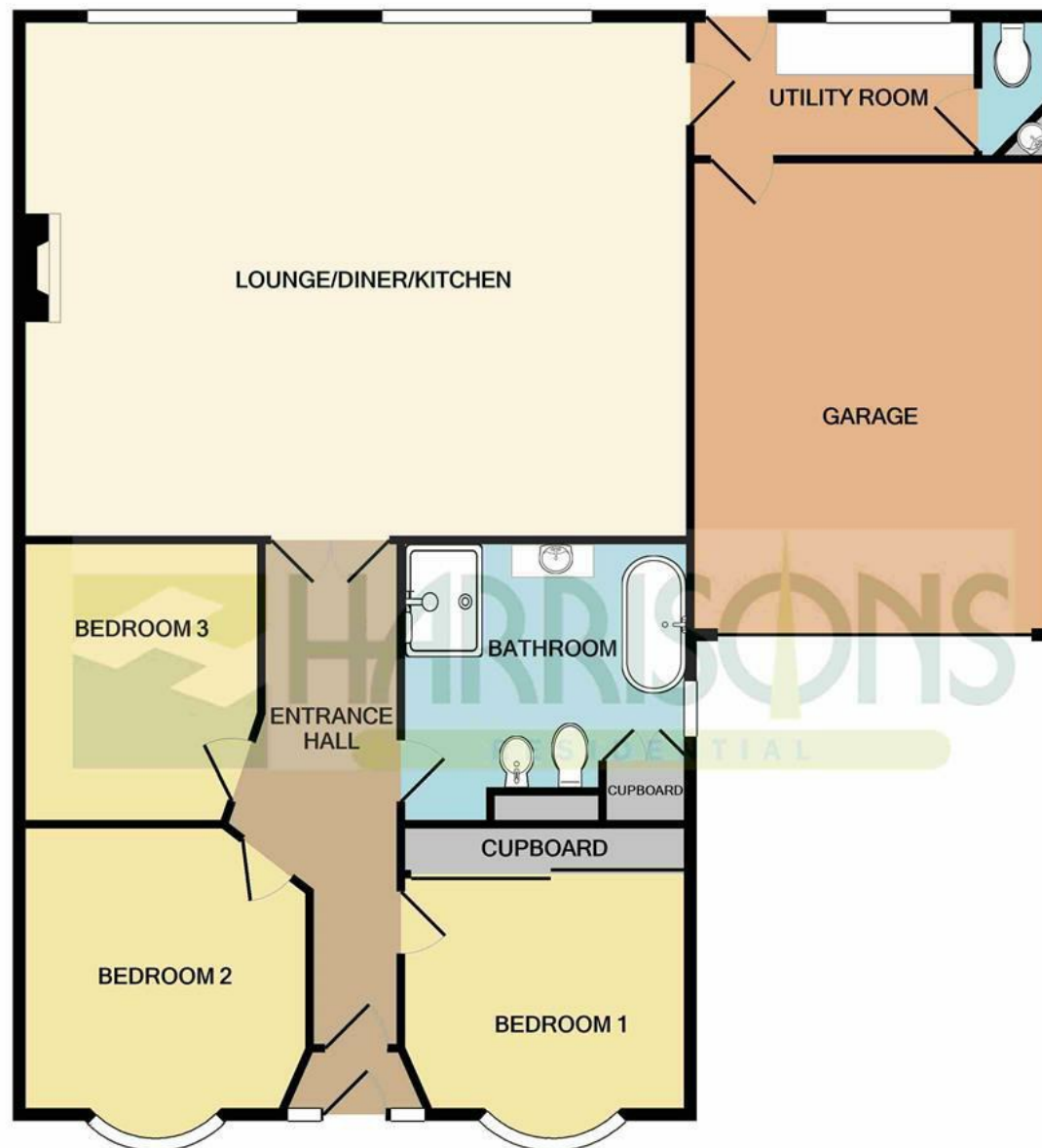




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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