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108 Albany Road

• Gillingham

Price: £270,000



108, Albany Road, , ME7 4HW
£270,000

- THREE BEDROOM TERRACE HOME
- DOWNSTAIRS BATHROOM
- OPEN PLAN KITCHEN/DINER
- UTILITY/CONSERVATORY
- LARGE REAR GARDEN
- SUMMER HOUSE
- CLOSE TO SCHOOLS & AMENITIES
- CHAIN FREE
- CTAX BAND: C
- EPC RATING: "D"

Nestled on the charming Albany Road in Gillingham, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The heart of the home is complemented by a utility room and a conservatory, providing additional versatility and natural light. The large rear garden is a standout feature, offering a serene outdoor space for relaxation, gardening, or children's play. Additionally, a summer house adds a touch of charm and can serve as a perfect retreat or hobby space.

Conveniently located, this property is in close proximity to local schools and amenities, making it an ideal choice for families seeking a vibrant community. The home is offered chain free, allowing for a smooth and straightforward purchase process.

This terraced house on Albany Road is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is a must-see for anyone looking to settle in Gillingham.

Medway Council tax C
EPC Rating: Awaited.

Entrance Hall
4'11" x 15'6" (1.52m x 4.74m)



Lounge
10'3" x 14'8" (3.14m x 4.49m)

Kitchen/Diner
15'7" x 12'3" (widest points) (4.75m x 3.74m (widest points))

Bathroom
4'2" x 6'9" (1.28m x 2.08m)

Conservatory
8'8" x 7'4" (2.65m x 2.25m)

Landing
5'5" x 2'11" (1.66m x 0.89m)

Bedroom 1
15'7" x 12'3" (widest points) (4.76m x 3.75m (widest points))

Bedroom 2
9'8" x 12'4" (2.96m x 3.76m)

Bedroom 3
5'4" x 9'0" (1.65m x 2.75m)

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.

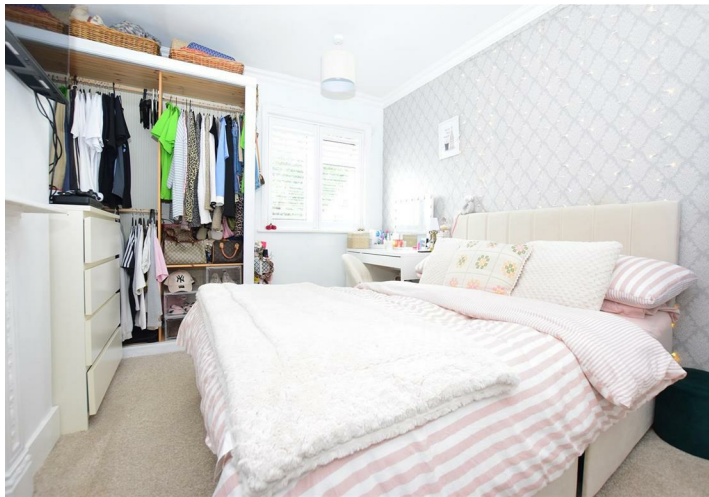
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



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, Burtons Solicitors, Hawkrige 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		
	68	78
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	

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GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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