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www.harrisonsreeve.com



25 Chester Road

• Gillingham

Price: £295,000



25, Chester Road, , ME7 4AF
£295,000

- GOOD SIZE 3 SEPARATE BEDROOM TERRACE HOUSE
- APPROX 1,314 SQ FT OVER 3 LEVELS
- UPPER GILLINGHAM LOCATION
- GREAT ACCESS FOR LOCAL SCHOOLS, SHOPS & AMENITIES
- LOUNGE/DINER AND KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- LOW MAINTENANCE REAR GARDEN
- POTENTIAL FOR HMO SUBJECT TO PERMISSION
- CHAIN FREE
- MEDWAY COUNCIL TAX BAND "C", EPC RATING "D"

Nestled on Chester Road in the charming town of Gillingham, this delightful terraced house offers a perfect blend of comfort and potential. Spanning an impressive 1,314 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The large kitchen is a standout feature, offering ample space for culinary creations and family gatherings. Additionally, the convenience of a downstairs WC enhances the practicality of the home.

The private rear garden is a lovely outdoor space, ideal for enjoying sunny days or hosting barbecues with friends and family. With the potential for a House in Multiple Occupation (HMO), this property presents an exciting opportunity for investors looking to maximise their rental income.

Being chain-free, this home allows for a smooth and straightforward purchasing process, making it an attractive option for both first-time buyers and seasoned investors alike. With its prime location and versatile living spaces, this terraced house on Chester Road is not to be missed. Come and explore the possibilities that await you in this wonderful property.

EPC Rating: D

Entrance Hall

Entrance door, stair case to first floor, radiator.

Lounge/Diner

24'11" into bay x 13'6" red to 11'6", (7.60m into bay x 4.12m red to 3.53,) Double glazed window to front, double glazed door to rear. 2 radiators.

Kitchen/Breakfast Room

16'1" x 9'3" (4.91m x 2.84m)
2 double glazed windows to side. Fitted kitchen comprising base and eye level units.

Utility Area

Space and plumbing for washing machine.

WC

Frosted double glazed window to rear. White low level WC and wash hand basin. Chrome heated towel rail.

Cellar

17'2" x 10'11" (5.24m x 3.34m)
Wall mounted utilities

Landing

Access to loft space.

Bedroom 1

17'2" x 11'1" (5.24m x 3.40m)
Double glazed window to front, radiator.

Bedroom 2

11'7" x 11'1" (3.54m x 3.39m)
Double glazed window to rear, radiator.

Bedroom 3

9'3" x 6'7" exc door recess (2.84m x 2.03m exc door recess)
Double glazed window to rear, radiator.

Bathroom

White 2 piece suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Radiator. Double glazed window to side.

Exterior

Rear Garden

Approx. 25 in depth mainly lid to decking and artificial grass.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige 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.

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.

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

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.

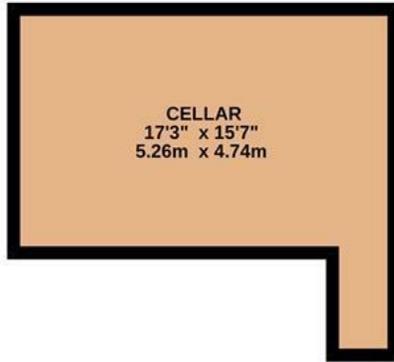


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	
England & Wales		EU Directive 2002/91/EC	

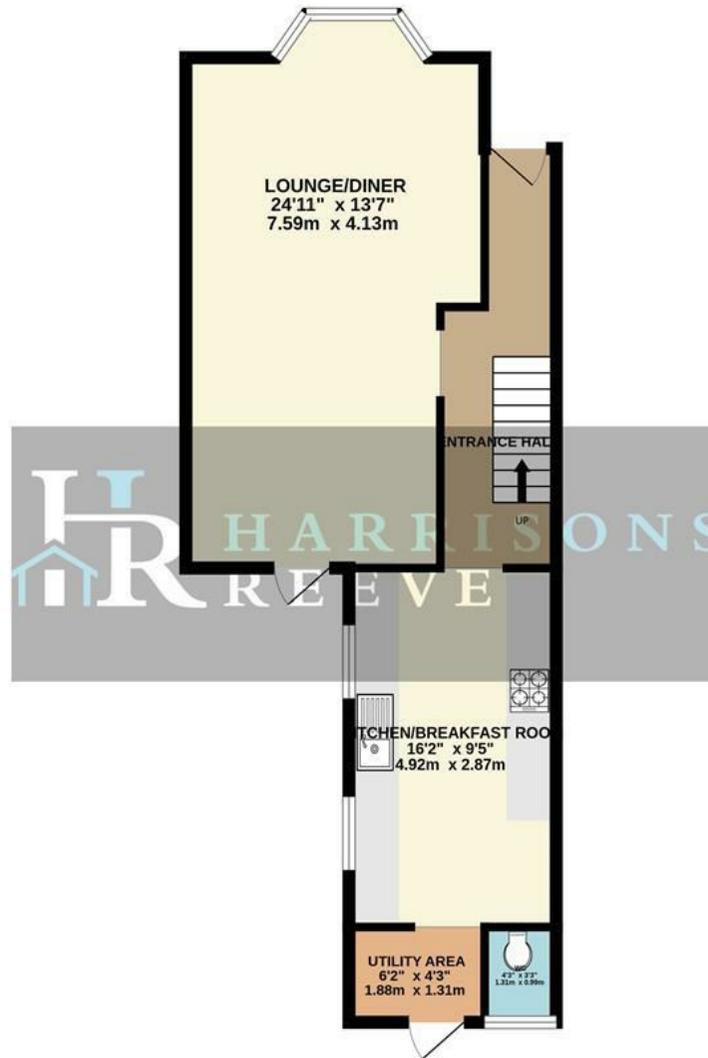
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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BASEMENT
202 sq.ft. (18.8 sq.m.) approx.



GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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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