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HR HARRISONS
REEVE



113 Hamelin Road

• Gillingham

Price: £275,000



113, Hamelin Road, , ME7 3ER
£275,000

- TWO BEDROOM TERRACE HOME
- SOUGHT AFTER DARLAND LOCATION
- GENEROUS SIZE REAR GARDEN
- ALLOCATED PARKING
- CHAIN FREE
- CTAX BAND: C
- EPC RATING: AWAITED

Nestled on the charming Hamelin Road in Darland, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest.

One of the standout features of this home is the large rear garden, which offers a wonderful outdoor retreat. Whether you envision hosting summer barbecues, cultivating a garden, or simply enjoying the fresh air, this expansive space is sure to meet your needs.

The property also includes a convenient allocated parking space, ensuring that you will never have to worry about finding a spot after a long day. Being chain free adds to the appeal, allowing for a smoother and quicker transition into your new home.

This terraced house on Hamelin Road is not just a property; it is a place where memories can be made. With its combination of comfort, outdoor space, and practical amenities, it is an opportunity not to be missed. We invite you to come and see for yourself the potential this lovely home has to offer.

EPC Rating: Awaited.

Porch
3'10" x 3'2" (1.17m x 0.99m)

Lounge
11'9" x 15'10" (3.60m x 4.84m)

Kitchen
11'9" x 8'10" (3.59m x 2.71m)

Landing
8'1" x 2'8" (2.48m x 0.83m)

Bedroom 1
8'10" x 11'9" (2.71m x 3.59m)

Bedroom 2
7'4" x 11'9" (2.25m x 3.59m)

Shower Room
4'7" x 7'11" (1.40m x 2.42m)

Garden

Allocated Parking

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.

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.

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.



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 (CO₂) 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
292 sq.ft. (27.2 sq.m.) approx.

1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (53.9 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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