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www.harrisonsreeve.com



25 Chester Road

• Gillingham

Price: £1,500 Per Month



25, Chester Road, , ME7 4AF
£1,500 Per Month

- GOOD SIZE 3 SEPARATE BEDROOM TERRACE HOUSE
- RENT £1,500PCM, SECURITY DEPOSIT £1,730 TENANT HOLDING DEPOSIT EQUAL TO 1 WEEK'S RENT
- APPROX 1,314 SQ FT OVER 3 LEVELS
- GREAT ACCESS FOR LOCAL SCHOOLS, SHOPS & AMENITIES
- LOUNGE/DINER AND KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- LOW MAINTENANCE REAR GARDEN
- MEDWAY COUNCIL TAX BAND "C", EPC RATING "D"
- LET UNFURNISHED

RENT £1,500PCM, SECURITY DEPOSIT £1,730; TENANT HOLDING DEPOSIT EQUAL TO 1 WEEK'S RENT

Nestled on Chester Road in the charming town of Gillingham, this 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 approx. 30' in depth, ideal for enjoying sunny days or hosting barbecues with friends and family.

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

Lounge/Diner

24'11" into bay x 13'6" red to 11'6", (7.60m into bay x 4.12m red to 3.53,)

Kitchen/Breakfast Room

16'1" x 9'3" (4.91m x 2.84m)

Utility Area

W C

Cellar

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

Landing

Bedroom 1

17'2" x 11'1" (5.24m x 3.40m)

Bedroom 2

11'7" x 11'1" (3.54m x 3.39m)

Bedroom 3

9'3" x 6'7" exc door recess (2.84m x 2.03m exc door recess)

Bathroom

Exterior

Rear Garden

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

Permitted Tenant Fees

All tenants are required to pay rent, but detailed below are other permitted payments before, during or after the tenancy agreement.

Holding Deposit : Equal to one week's rent of the agreed monthly rental value (calculated by

monthly rent x 12 / 52). This will normally be taken off the first month's rent payment prior to moving into the property

Security Deposit : Capped at 5 week's rent where the annual rent is less than £50,000 or 6 weeks where the total annual rent is £50,000 or above.

Tenancy Variation : A maximum fee of £50 inc VAT may be applicable if the tenant(s) request, and the landlord approves a variation to the tenancy agreement.

Key Replacement : The cost of any replacement key, key fob or security device that has been lost or broken.

Early Termination : Upon receipt of a written request from the tenant(s) and acceptance of the landlord, to terminate the tenancy prior to the fixed term, a fee equivalent to the landlord's costs to re-let the property will be due.

Default Fees : Only applicable if written into the tenancy agreement and covers late payment of rent, limited to 3% over the Bank of England base rate for each day the rent is outstanding and applies to rent that is more than 14 days overdue.

Utilities : To include gas, water, sewerage, electricity or any other fuel unless otherwise included within the rent

Council Tax : Payable to the billing authority unless classed as exempt.

Communications : Telephone & Broadband Charges unless otherwise included within the rent

Cable/Satellite : Both the installation (upon approval from the landlord where required) and subscription to the relevant suppliers unless otherwise included in the rent

Television License : Payable to the billing authority.

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Energy Efficiency Rating

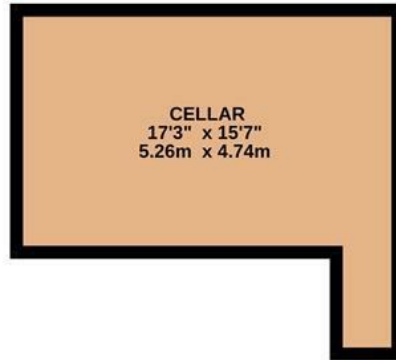
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

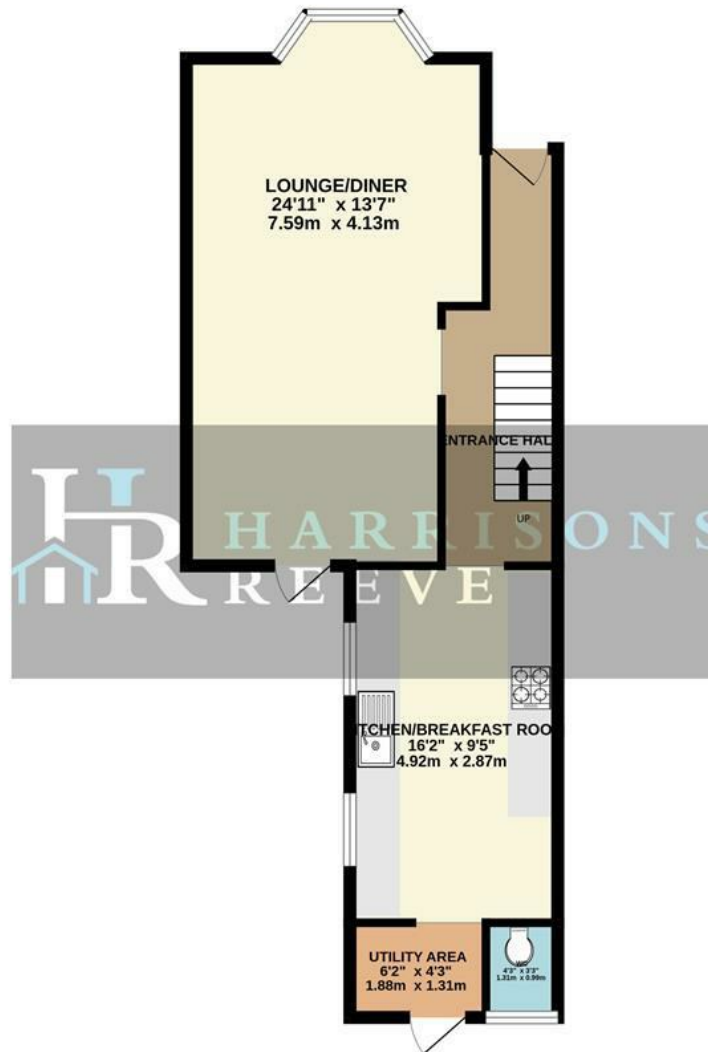
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Harrisons Reeve Harrisons Reeve Office
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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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