

01634 379 799

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32 Doddington Road

• Gillingham

Price: Offers Over £325,000





32, Doddington Road, , ME8 6SR  
Offers Over £325,000

- THREE BEDROOM SEMI DETACHED HOME
- GENEROUS SIZE BEDROOMS
- SEPARATE DINING ROOM
- WC (IN OUTBUILDING)
- IN NEED OF SOME MODERNISATION
- GAS CENTRAL HEATING
- APPROX 100FT REAR GARDEN
- DOUBLE GLAZED WINDOWS
- CTAX BAND: C
- EPC RATING: D

Tremendous potential at this three bedroom semi detached home located in Doddington Road. The property benefits from three generous size bedrooms, WC in the outbuilding, and an approximately 100ft rear garden.

EPC Rating: D

**Entrance Hall**  
5'10" x 12'4" (1.79m x 3.77m)

**Lounge**  
12'6" x 12'5" (3.83m x 3.81m)

**Kitchen**  
7'5" x 10'4" (2.27m x 3.16m)

**Dining Room**  
10'11" x 10'4" (3.33m x 3.16m)

**Landing**  
5'6" x 8'9" (1.69m x 2.69m)

**Master Bedroom**  
13'1" x 10'0" (4.00m x 3.07m)

**Bedroom 2**  
13'0" x 10'7" (3.98m x 3.23m)

**Bedroom 3**  
8'6" x 7'7" (2.60m x 2.32m)

**Bathroom**  
5'4" x 6'3" (1.65m x 1.91m)

**WC**  
5'3" x 2'5" (1.61m x 0.75m)

**Garden**  
Approximately 100FT

**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, 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Harrisons Residential**  
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
[medway@harrisonsresidential.com](mailto:medway@harrisonsresidential.com) (01634) 379799



GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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