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REEVE



46 Eva Road

• Gillingham

Price: Offers In Excess Of £250,000



46, Eva Road, , ME7 5NE
Offers In Excess Of £250,000

- OFFERS IN EXCESS OF £250,000
- NO ONWARD CHAIN!!
- THREE SEPARATE BEDROOMS
- DOWNSTAIRS WET ROOM
- UPSTAIRS BATHROOM
- LOUNGE & DINING ROOM
- APPROX. 1,028 SQ FT OF LIVING ACCOMMODATION
- SPACIOUS ACCOMMODATION
- EPC RATING TBC
- MEDWAY COUNCIL TAX BAND B

Nestled in the heart of Gillingham on Eva Road, this charming terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts THREE well-proportioned bedrooms, providing ample space for comfortable living.

Upon entering, you are greeted by a welcoming lounge that seamlessly flows into the dining room, creating an inviting atmosphere for both relaxation and entertaining. The layout is practical and functional, making it easy to enjoy family gatherings or quiet evenings at home.

One of the standout features of this home is the convenient downstairs wet room, which adds a modern touch and enhances accessibility. Additionally, the upstairs bathroom offers further convenience for family living.

With NO ONWARD CHAIN, this property is ready for you to move in without delay, allowing you to settle into your new home with ease. The location is ideal, with Gillingham Park just a 7mins walk away and with local amenities and transport links within easy reach, making it a perfect choice for those seeking a vibrant community.

Medway Council tax band B
EPC rating TBC

GROUND FLOOR

ENTRANCE HALL

14'9" x 5'6" (4.5 x 1.7)

With stairs leading to the first floor and under stairs cupboard housing the gas and electric meters.



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WET ROOM

9'10" x 6'10" (3.0 x 2.1)

Wall mounted shower with rail/wrap around curtain, wall mounted sink, low level WC and radiator.

RECEPTION ROOM

11'5" x 11'5" (3.5 x 3.5)

With window to the front and a radiator.

LOUNGE

15'8" x 9'6" (4.8 x 2.9)

With radiator.

UTILITY AREA

6'10" x 6'6" (2.1 x 2.0)



KITCHEN

8'10" x 8'6" (2.7 x 2.6)

With base and eye level units, washing machine - tumble dryer - fridge and freezer. Wall mounted boiler, oven, stainless steel sink with window above.

LEAN TO

6'6" x 3'7" (2.0 x 1.1)

Door leading into the rear garden.

FIRST FLOOR

LANDING

6'10" x 6'2" (2.1 x 1.9)

BEDROOM 1

12'9" x 9'10" (3.9 x 3.0)

Window and radiator.

BEDROOM 2

11'5" x 9'10" (3.5 x 3.0)

Window and radiator.

BEDROOM 3

9'10" x 6'6" (3.0 x 2.0)

Loft space, window and radiator.

BATHROOM

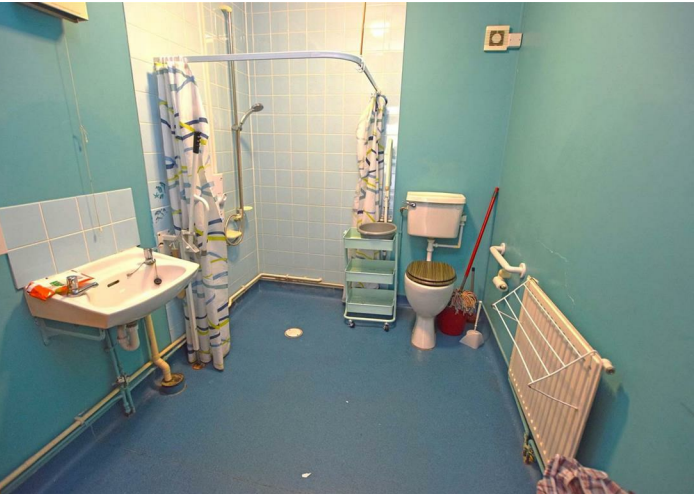
6'2" x 5'2" (1.9 x 1.6)

White suite comprising of bath, wall mounted sink, low level WC, frosted window, radiator and extractor fan.

GARDEN

FRONT - Gate to front door and paved in the front garden.

REAR - With slope leading to the garden, paved with small shrubs and plants.



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 (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
609 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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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