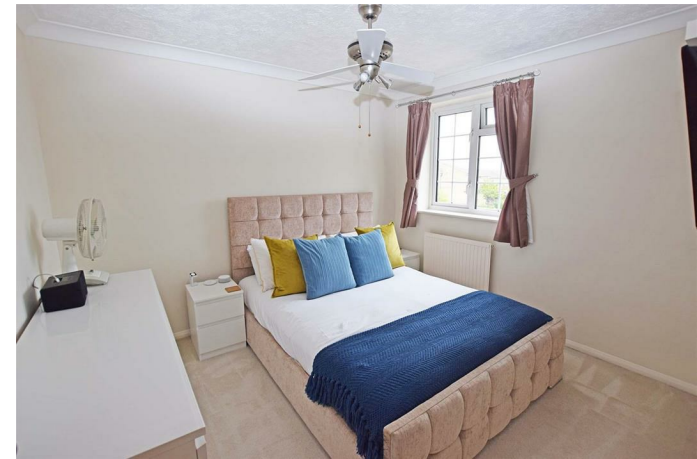




11 Tatsfield Close

• Gillingham

Price: £320,000



11, Tatsfield Close, , ME8 6AU  
£320,000

- £320,000
- 3 BEDROOM TERRACE HOUSE
- CUL-DE-SAC LOCATION
- GARAGE AND PARKING SPACE
- NEUTRALLY PRESENTED
- LOCATED WITHIN REACH OF LOCAL AMENITIES AND SCHOOLS
- 3 GENEROUS SIZE BEDROOMS
- ATTRACTIVELY FITTED KITCHEN & BATHROOM
- EPC RATING "C"
- CTAX BAND: C MEDWAY COUNCIL

ATTRACTIVELY PRESENTED 3 bedroom terrace property, with GARAGE AND DRIVEWAY, located within reach of local schools, amenities and transport routes.

Accommodation comprises porch, lounge/dining room, kitchen, 3 generous size bedrooms, and lovely fitted bathroom, externally the property provides a South Westerly facing garden of approx 35' in depth.

Ready to simply move into, make this property top of your viewing list!

Call Harrisons today to book your viewing or find out more!!

CTAX BAND: C MEDWAY COUNCIL

**Porch**  
Double glazed entrance door, radiator, door to :

**Lounge/Diner**  
20'8" x 10'3" red to 8'5" (6.32m x 3.13m red to 2.57m)  
Double glazed window to front, double glazed French doors to garden. 2 radiators. Stair case to first floor.

**Kitchen**  
9'10" x 7'1" (3.00m x 2.18m)  
Double glazed window to rear. Modern white fitted kitchen comprising base and eye level units with work surfaces and inset stainless steel sink unit. Built in electric oven and grill and halogen hob with extractor fan over. Space for fridge/freezer. Space and plumbing for washing machine and tumble dryer. Cupboard housing "Worcester" boiler. Radiator.

**Landing**  
Access to loft space.

**Bedroom 1**  
10'4" x 9'6" (3.16m x 2.90m)  
Double glazed window to front, radiator.

**Bedroom 2**  
10'1" x 9'6" (3.08m x 2.90m)  
Double glazed window to rear, radiator. Built in storage cupboard.

**Bedroom 3**  
8'10" x 6'6" (2.70m x 2.00m)  
Double glazed window to rear, radiator.

**Bathroom**  
8'10" max x 7'3" (2.71m max x 2.21m)  
Frosted double glazed window to rear. White 3 piece suite comprising "P" shaped panelled bath with shower unit over, low level WC and vanity unit with inset sink unit. Chrome heated towel rail. Built in airing cupboard housing hot water cylinder.

**Exterior**

**Rear Garden**  
Approx 35' in depth laid to lawn and patio areas. Rear pedestrian access. Fenced to boundaries.

**Frontage**  
Blocked paved driveway for 1 car.

**Garage**  
16'4" x 7'10" (5.0m x 2.41m)  
Metal up and over door. Power and light.

**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.

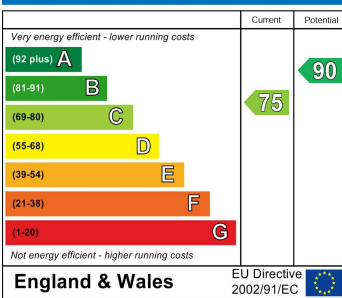
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

**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.

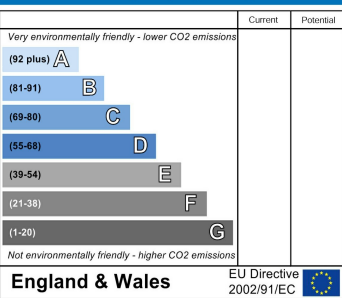
Please be aware that the vendor of this property is related to a member of staff at Harrisons Residential



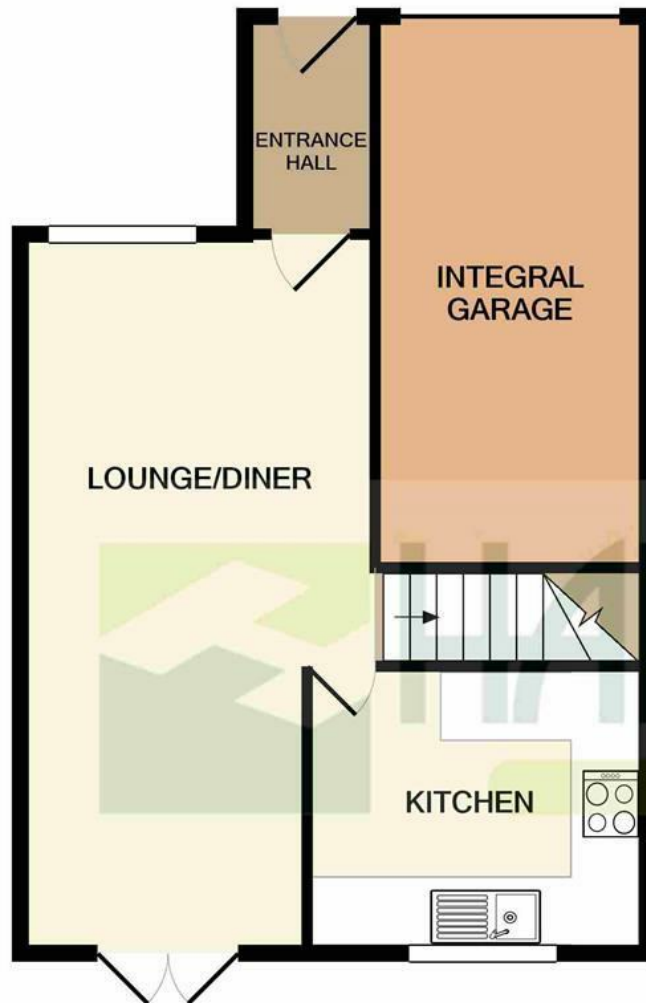
#### Energy Efficiency Rating



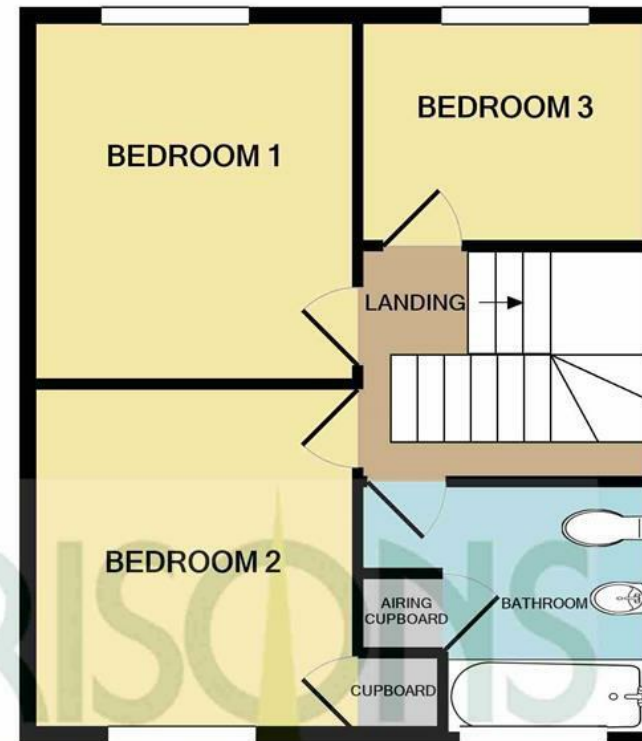
#### Environmental Impact (CO<sub>2</sub>) Rating



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



GROUND FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 828 SQ.FT. (76.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2022