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2 Albany Terrace Albany Road

• Gillingham

Price: Offers In Excess Of £230,000

2 Albany Terrace, Albany Road, , ME7 4HR
Offers In Excess Of £230,000

- 2/3 BEDROOM MID TERRACE HOUSE IN CENTRAL GILLINGHAM LOCATION
- NO ONWARD CHAIN!
- EPC RATING "D"; MEDWAY COUNCIL TAX BAND "B"
- WALKWAY POSITION
- APPROX. 801 SQ FT OF LIVING ACCOMMODATION
- CLOSE PROXIMITY TO LOCAL AMENITIES & GILLINGHAM TRAIN STATION
- APPROX 60' REAR GARDEN
- IDEAL FIRST TIME OR INVESTMENT!!

Nestled on the charming Albany Terrace, Albany Road in Gillingham, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an inviting 801 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

The house boasts three generously sized bedrooms, providing ample space for families or those seeking a home office. Each bedroom is filled with natural light, enhancing the overall sense of space and tranquillity. The single bathroom is thoughtfully designed, catering to the needs of modern living.

Situated in a vibrant community, this property is conveniently located near local amenities, schools, and transport links, making it an excellent choice for families and commuters alike. The surrounding area offers a variety of parks and recreational facilities, perfect for outdoor enthusiasts.

This terraced house on Albany Terrace presents a wonderful opportunity for those looking to establish their home in Gillingham. With its appealing features and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this charming property your own.

Entrance Hall
Double glazed entrance door. Stair case to first floor.

Lounge
12'5" into bay x 8'9" (3.80m into bay x 2.68m)
Double glazed bay window to front, radiator.

Dining Room
12'2" x 10'10" (3.71m x 3.31m)
Hardwood door to rear garden, radiator, under stairs storage cupboard.

Kitchen
9'1" x 7'11" (2.78m x 2.42m)
Double glazed window to side. modern fitted kitchen comprising base and eye level units. Cupboard housing boiler. Built in electric oven and gas hob.

Bathroom
7'11" x 5'11" (2.42m x 1.81m)
Double glazed window to rear. White 3 piece suite comprising panelled bath with electric shower, low level WC and vanity unit with inset sink unit. Heated towel rail. Extractor fan.

Landing
Access to loft space.

Bedroom 1
12'2" x 9'10" (3.71m x 3.01m)
Double glazed window to front, radiator. Built in storage cupboard.

Bedroom 2
12'2" x 10'10" (3.71m x 3.32m)
Double glazed window to rear, radiator, built in storage cupboard. Door to :

Bedroom 3
9'3" x 7'10" (2.82m x 2.41m)
Double glazed window to rear, radiator.

Exterior

Rear Garden
Approx. 60' in length mainly laid to lawn and patio area. Fenced to boundaries.

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.

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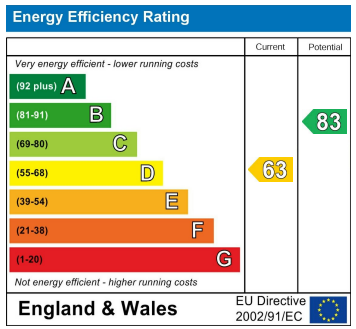
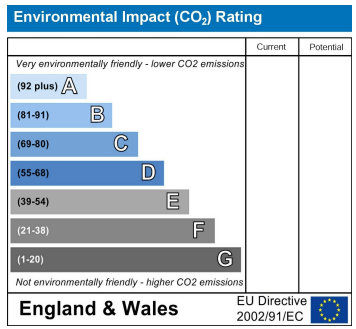
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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.

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.





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GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.

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TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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