

01634 379 799

www.harrisonsreeve.com

 **HARRISONS
REEVE**


FOR SALE
01634 379 799

64 Hanway

• Gillingham

Price: Offers In Excess Of £300,000



64, Hanway, , ME8 6AL
Offers In Excess Of £300,000

- OFFERS IN EXCESS OF £300,000
- DRIVEWAY
- OPEN PLAN LOUNGE/DINER
- THREE BEDROOMS
- SECLUDED REAR GARDEN
- QUIET LOCATION
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO LOCAL AMENITIES
- MEDWAY COUNCIL TAX BAND C
- EPC RATING - TBC

We are pleased to be marketing this END OF TERRACE house.

The property benefits from being in a quiet location but still close to local amenities.

The property is priced at offers in excess of £300,000. The property comprises of porch, lounge, diner, kitchen and the first floor has THREE bedrooms and a shower room.

The property has previously had planning permission for a side extension and subject to planning permission this could be a future possibility.

EPC Rating - TBC
Medway council tax band - C

GROUND FLOOR

PORCH

4'3" x 2'7" (1.3 x 0.8)

LOUNGE

13'9" x 13'1" (4.2 x 4.0)

DINING ROOM

11'5" x 6'10" (3.5 x 2.1)

KITCHEN

9'2" x 6'10" (2.8 x 2.1)

FIRST FLOOR

LANDING

4'3" x 6'2" (1.3 x 1.9)

BEDROOM 1

13'9" x 8'10" (4.2 x 2.7)

BEDROOM 2

11'9" x 5'6" (3.6 x 1.7)

BEDROOM 3

9'10" x 6'2" (3.0 x 1.9)

SHOWER ROOM

7'6" x 6'10" (2.3 x 2.1)

GARDENS

FRONT - With driveway to the front and there is side access. There is potential for an extension to the side subject to planning permission.

REAR - The dining room has a door to the side and door to the rear. There is a decked area, two sheds, there are trees/shrubs and the rest is laid to lawn and approx 30x50ft.

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 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) A		85
(81-91) B		
(69-80) C		68
(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

Harrisons Residential
35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR

1ST FLOOR



NOT TO SCALE FOR ILLUSTRATION ONLY

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.
Made with Metropix ©2022