01634 379 799

www.harrisonsreeve.com









185, Broadway, , ME8 6DR
£300,000

- WELL PRESENTED 3 BEDROOM END TERRACE HOUSE IN POPULAR RESIDENTIAL LOCATION
- GARAGE LOCATED TO REAR
- LOUNGE & KITCHEN/BREAKFAST ROOM
- 3 GENEROUS SIZE BEDROOMS
- SHOWER ROOM
- EPC RATING "C, MEDWAY COUNCIL TAX BAND "C"
- GOOD ACCESS TO LOCAL SCHOOLS, "AVENUE TENNIS", SHOPS & LOCAL AMENITIES
- POSSIBLE INVESTMENT OPPORTUNITY

Nestled in the charming area of Broadway, Gillingham, this delightful end-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three spacious bedrooms, there is ample room for everyone to find their own space, whether it be for restful nights or productive study sessions. The bathroom is conveniently located, ensuring ease of access for all residents.

Additionally, the property offers a garage to the rear, a valuable feature in this bustling area. The end-terrace design not only provides a sense of privacy but also allows for potential outdoor space, ideal for gardening or enjoying the fresh air.

This home is well-positioned to take advantage of local amenities, schools, and transport links, making it a practical choice for those seeking a vibrant community. With its appealing layout and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

**Entrance Hall**

**Lounge**
13'11" x 13'11" max (4.25m x 4.25m max)

**Kitchen/Breakfast Room**
16'11" x 9'0" (5.16m x 2.75m)

**Landing**

**Bedroom 1**
11'2" x 9'10" (3.42m x 3.01m)

**Bedroom 2**
11'9" x 8'7" (3.60m x 2.63m)

**Bedroom 3**
8'9" x 7'11" (2.68m x 2.42m)

**Shower Room**

**Exterior**

**Rear Garden**

**Garage**

**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.

**Important Notice**
Harrisons Reeve, 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 and the photographs may have been enhanced using photo editing software.

1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation , including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

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.

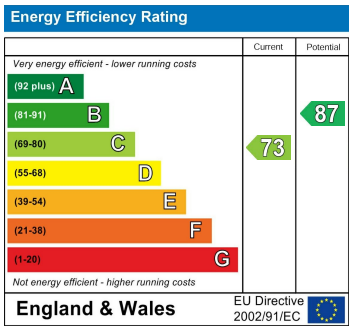
**NB**
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.
Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

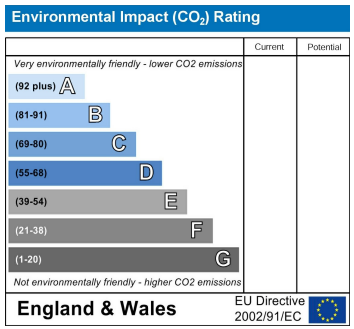








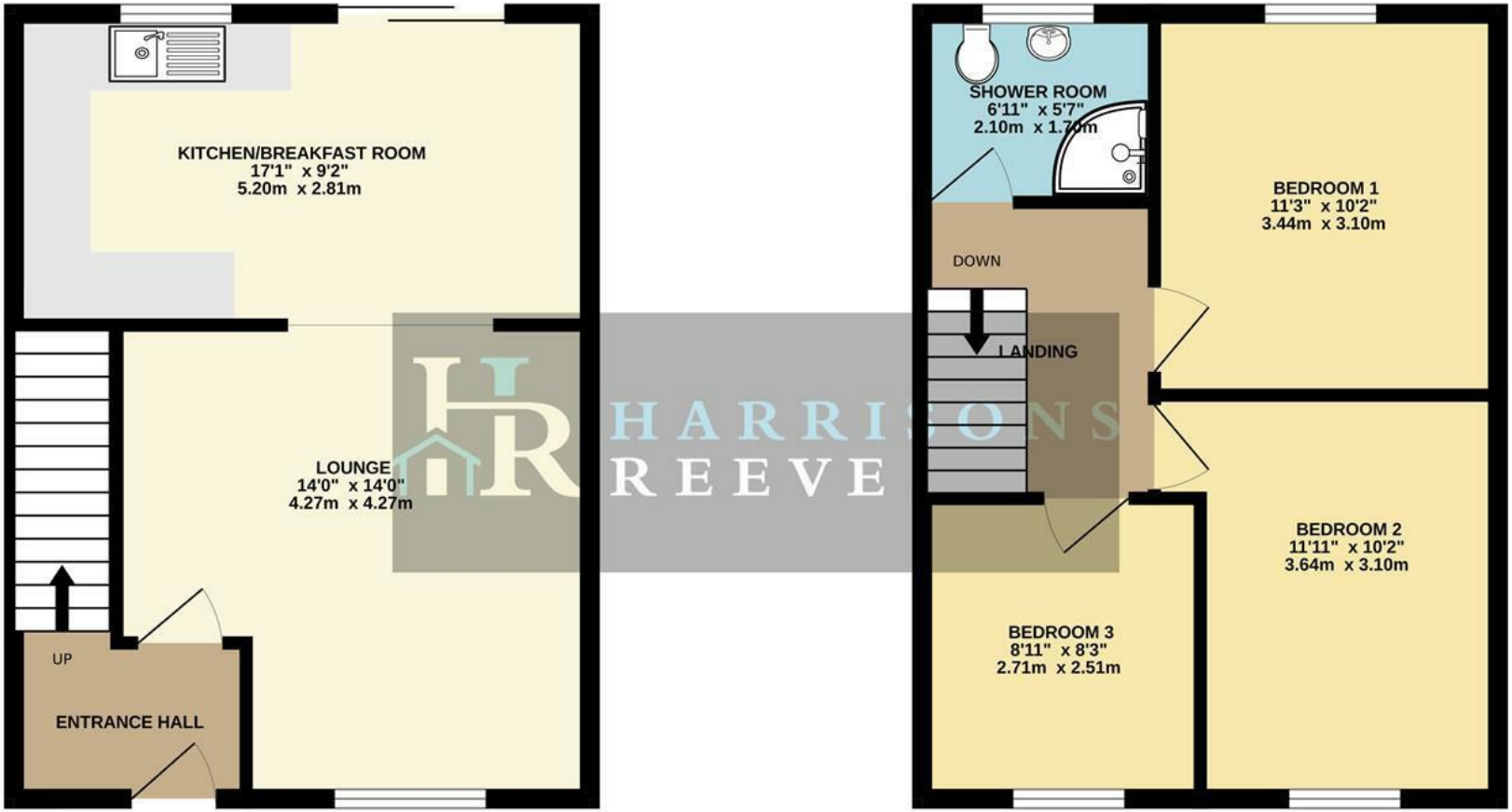



**Harrisons Reeve Harrisons Reeve Office**
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GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.




HARRISONS REEVE

TOTAL FLOOR AREA : 792 sq.ft. (73.6 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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