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HARRISONS REEVE

1 Rotary Gardens

• Gillingham

Price: Offers Over £435,000

1, Rotary Gardens, , ME7 2AB
Offers Over £435,000

- FOUR BEDROOM END OF TERRACE TOWN HOUSE
- PARKING TO REAR
- DOWNSTAIRS SHOWER ROOM
- EN SUITE TO MASTER BEDROOM
- UTILITY ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- SOUTH FACING REAR GARDEN
- CLOSE TO SCHOOLS & AMENITIES
- CTAX BAND: E
- EPC RATING: C

Nestled in the charming Rotary Gardens of Gillingham, this splendid townhouse offers a perfect blend of comfort and modern living. With four generously sized bedrooms, including a master suite complete with an en suite shower room, this home is ideal for families seeking both space and convenience.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed utility room adds to the practicality of the home, making laundry and storage a breeze. Additionally, the inclusion of an office on the ground floor, can easily serve as a bedroom, presenting a versatile option for those who work from home or require extra space for guests.

With three bathrooms in total, including a convenient downstairs shower room, this townhouse ensures that morning routines run smoothly for everyone in the household. The allocated parking is a valuable feature, offering peace of mind in this bustling area.

Rotary Gardens is a delightful location, providing a sense of community while being close to local amenities and transport links. This property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this townhouse is a remarkable opportunity that should not be missed.

EPC Rating: C

**GROUND FLOOR**

**Entrance Hall**
7'1" x 20'10" (2.18m x 6.37m)

**Utility Room**
6'6" x 7'8" (1.99m x 2.35m)

**Bedroom/Office**
9'2" x 11'1" (2.81m x 3.38m)

**Downstairs Shower Room**
8'6" x 4'9" (2.60m x 1.45m)

**Bedroom 4**
7'4" x 7'9" (2.26m x 2.37m)

**FIRST FLOOR**

**Landing**
7'1" x 8'10" (2.18m x 2.71m)

**Kitchen/Breakfast Room**
16'1" x 11'1" (widest points) (4.92m x 3.38m (widest points))

**Sitting/Dining Room**
16'3" x 17'3" (4.96m x 5.27m)

**SECOND FLOOR**

**Bedroom 1**
10'8" x 11'3" (3.26m x 3.45m)

**En Suite**
5'3" x 9'4" (1.62m x 2.87m)

**Bedroom 2**
8'7" x 11'11" (2.63m x 3.65m)

**Bedroom 3**
9'4" x 11'11" (2.85m x 3.64)

**Family Bathroom**
5'8" x 6'11" (1.73m x 2.13m)

**EXTERIOR**

**Garden**

**Allocated Parking Spaces**

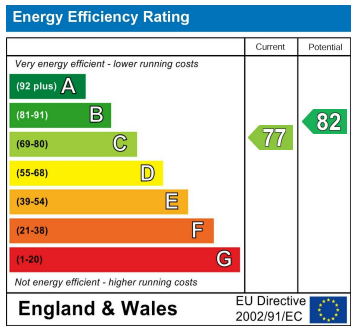
**Important Notice**
Harrisons Reeve, their clients and any joint agents give notice that:

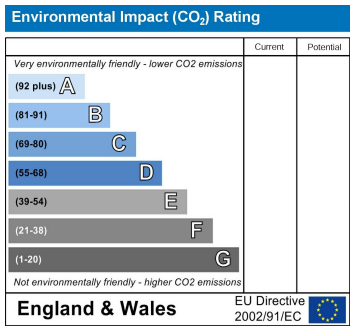
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

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

**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.

**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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GROUND FLOOR
453 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.

2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

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TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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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The Property Ombudsman