



397 Capstone Road

• Gillingham

Price: Asking Price £350,000



397, Capstone Road, ME7 3JE
Asking Price £350,000

- TWO BEDROOM SEMI DETACHED HOME
- DRIVEWAY FOR 2 CARS
- CONSERVATORY
- BEAUTIFULLY DECORATED THROUGHOUT
- LOFT ROOM
- APPROX 90FT REAR GARDEN
- WORKSHOP
- DOUBLE GLAZED WINDOWS
- SEMI RURAL CAPSTONE LOCATION
- EPC RATING: "E"

Nestled in the heart of Capstone is this beautiful two bedroom semi detached home situated opposite Capstone Park. The property benefits from a generous size rear garden, conservatory, loft room and a driveway for two cars.

EPC Rating "E"

Lounge
14'11" x 11'10" (4.57m x 3.63m)
Double glazed window to front. Under stairs storage.

Kitchen
15'9" x 7'11" (4.82m x 2.42m)
Double glazed window to rear conservatory. Base and eye level units, base level sink and hob. Low level oven.



Conservatory
13'5" x 9'6" (4.11m x 2.90m)
Double glazed windows throughout. Double patio doors to rear garden.

Landing
Double glazed window to side.

Master Bedroom
15'3" x 9'6" (4.65m x 2.92m)
Double glazed window to front. Built in storage. Staircase leading to loft room.

2nd Bedroom
8'0" x 11'5" (2.45m x 3.48m)
Double glazed window to rear. Small chimney breast.

Bathroom
8'0" x 7'2" (2.45m x 2.19m)
Double glazed window to side. Low level bath and WC, base level hand wash basin.

Loft Room
15'7" x 9'0" (4.76m x 2.76m)
Skylight to the rear.

Workshop
9'1" x 6'0" (2.78m x 1.83m)
Power and light available.

Outbuilding Storage
4'7" x 4'0" (1.42m x 1.22m)



Garden
Approx 90ft x 25ft, backs onto fields.

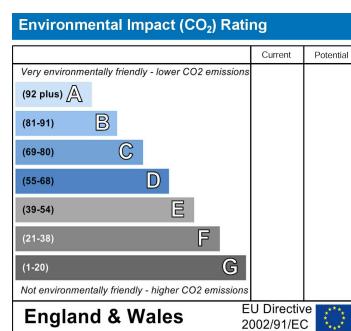
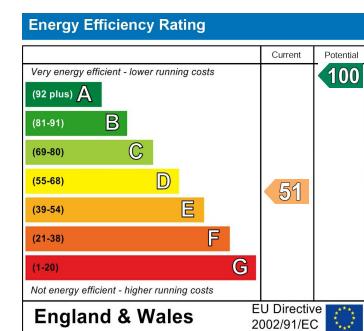
Driveway
Shingled driveway, space for two cars.

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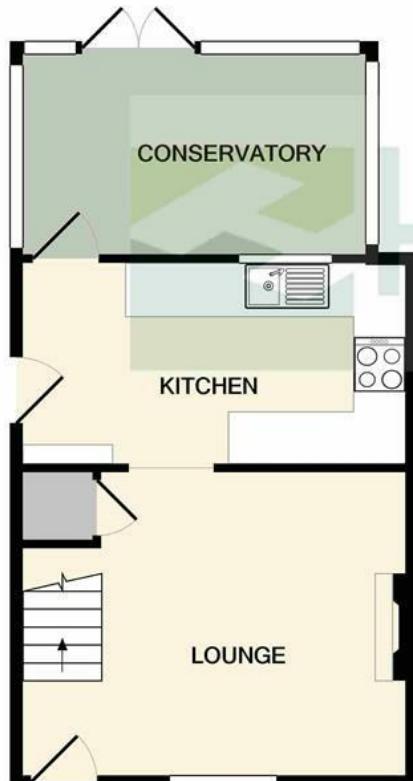
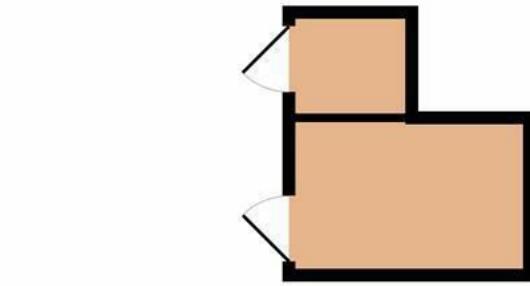
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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.



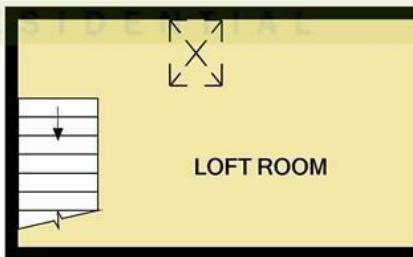
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GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 317 SQ.FT.
(29.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 143 SQ.FT.
(13.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 938 SQ.FT. (87.1 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.

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