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www.harrisonsresidential.com



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.

### 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, 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.



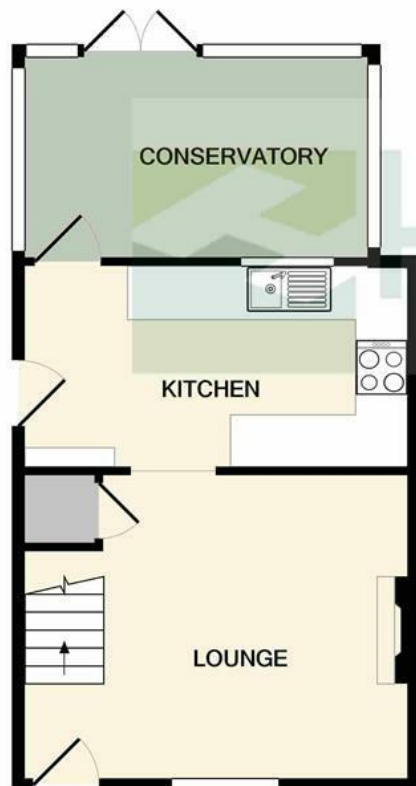


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		

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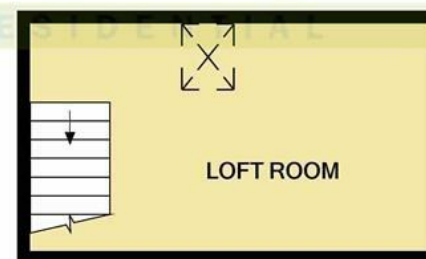




GROUND FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)



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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