



**Balmoral Road**  
Gillingham | ME7 4QR

# Balmoral Road , Gillingham, ME7 4QR

Century Residential are delighted to offer for sale with NO ONWARD CHAIN this spacious family home situated a short walk from Gillingham town centre and train station. This property really needs to be viewed internally to fully appreciate the size of the property on offer. Internal benefits include a lounge, dining room, fitted kitchen/breakfast room and utility to the ground floor. The first floor has the Three bedrooms and separate family bathroom. There is also a useful cellar. Externally there is an enclosed rear garden. Please call us now to arrange your appointment to view.

- Three Bedroom Family Home
- Close To Town Centre & Train Station
- Enclosed Rear Garden
- Spacious Living Accommodation
- No Onward Chain
- Recently Updated
- Cellar
- Call Now To View

Offers Over £270,000



### Lounge

11'10 x 10'10 (3.61m x 3.30m)

### Dining Room

11'3 x 11'9 (3.43m x 3.58m)

### Kitchen

17'0 x 9'2 (5.18m x 2.79m)

### Utility Room

9'2 x 5'7 (2.79m x 1.70m)

### Bedroom

14'2 x 11'10 (4.32m x 3.61m)

### Bedroom

11'9 x 8'11 (3.58m x 2.72m)

### Bedroom

9'2 x 8'7 (2.79m x 2.62m)

### Family Bathroom

6'1 x 5'8 (1.85m x 1.73m)





Map data ©2022

**Century  
Residential**  
Sales & Lettings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Century Residential endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.