



96 Toronto Road

Gillingham, ME7 2ES

Offers in excess of £325,000



Pollard Estates are pleased to present this charming three bedroom semi-detached home, offering generous living space and a versatile layout ideal for modern family life. Situated in a convenient residential location, the property features two reception rooms, a separate study/playroom overlooking the garden, and both an upstairs bathroom and a downstairs cloakroom/WC.

The ground floor comprises a welcoming entrance hall, a bright lounge with an original-style fireplace, a separate dining room, and a kitchen offering access to the rear garden. A useful study/playroom area sits to the rear of the home, providing an ideal space for home working or quiet reading, with direct views and access to the garden.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom. Externally, the property enjoys a family friendly rear garden, offering a peaceful outdoor space to relax or entertain.

A lovely opportunity for buyers seeking a home with character and attractive kerb appeal, flexible living areas and excellent potential. Gillingham Station, local schools and high street shops are ideally located within a short distance.



Door to

Entrance Hall

Lounge

14'8 x 10'3 (4.47m x 3.12m)

Study Area/Playroom

9'5 x 5'7 (2.87m x 1.70m)

Dining Room

11'5 x 9'4 (3.48m x 2.84m)

Kitchen

9'9 x 9'4 max (2.97m x 2.84m max)

Cloakroom/WC

5'2 x 2'9 (1.57m x 0.84m)

Stairs From Entrance Hall

Landing

Bedroom 1

13'0 x 9'4 (3.96m x 2.84m)

Bedroom 2

10'3 x 9'6 (3.12m x 2.90m)

Bedroom 3

9'4 x 8'7 (2.84m x 2.62m)

Bathroom

9'8 x 4'8 (2.95m x 1.42m)

Rear Garden

60' x 30' approx & max (18.29m x 9.14m approx & max)

Important Notice -

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No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

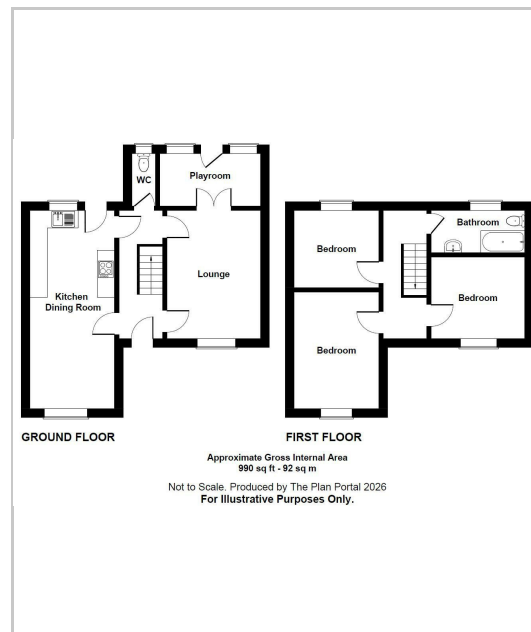
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

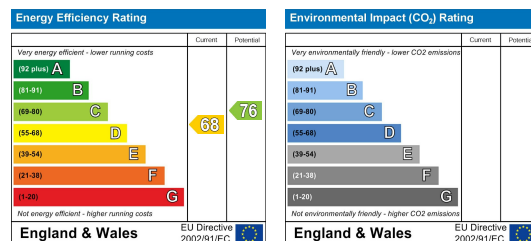
Area Map



Floor Plans



Energy Efficiency Graph



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