

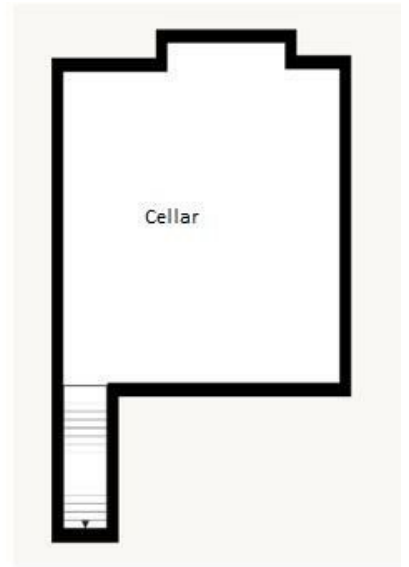
97 Windsor Road, Gillingham, Kent, ME7 4QL

OPEN DAY BOOKED FOR 26TH FEBRUARY BY APPOINTMENT ONLY. GUIDE PRICE £290,000 - £310,000. PERIOD PROPERTY. THREE BEDROOMS. CELLAR. WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE.

MMS Sales are delighted to offer to the market this generous sized, delightfully presented 3 bedroom family home in a perfect location in Gillingham. Just a 5 minute walk to the train station and town centre this is ideal for commuters or investors. The property boasts a low maintenance rear garden and there is an added bonus of a large cellar/basement. Accommodation briefly comprises of an entrance hall with stairs to the first floor and access to the living room with a feature bay, a separate dining room, large fitted kitchen and a convenient downstairs WC and shower room. To the first floor there are two double bedrooms, one single bedroom and a good size family bathroom. This property will be gone in a flash so do not delay in booking your viewing appointment.

- PRIME LOCATION
- 5 MIN WALK TO TRAIN STATION
- GENEROUS SIZED ROOMS
- GUIDE PRICE £290,000 - £310,000
- LOW MAINTENANCE GARDEN
- SHOWER ROOM
- CELLAR
- PERIOD PROPERTY
- EASY ACCESS TO MOTORWAY LINK

£290,000



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center; font-size: 2em; font-weight: bold;">84</div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<div style="text-align: center; font-size: 2em; font-weight: bold;">49</div>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC	