



## 9 Burnt Oak Terrace

Gillingham ME7 1DP

**Guide Price £230,000**



**GUIDE PRICE £230,000 - £240,000 ABOVE AVERAGE EPC ON C RATING!**

Introducing this fantastic property on Burnt Oak Terrace, Gillingham, ideal for the first time buyer. This delightful mid-terrace house offers a perfect blend of comfort and convenience. Built in the early 1900s, the property spans a comfortable amount of square feet and features two spacious double bedrooms, making it an ideal home for families or professionals alike. Upon entering, you are welcomed by a large open-plan lounge diner, which provides a warm and inviting space for relaxation and entertaining. The fitted kitchen is both practical and stylish, catering to all your culinary needs. Additionally, the handy cellar offers extra storage space, ensuring that your home remains clutter-free.

The first-floor bathroom is conveniently located separate from the bedrooms, providing added privacy and ease of access. Outside, the lovely rear garden presents a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. There is also fully boarded loft with good headroom, a great additional and versatile space. Situated close to a variety of amenities, including schools and the train station, this property is ideally located for those who value accessibility and community. Residents will also benefit from available parking permits, making it easy for both residents and guests to find parking. With a council tax band B, this home represents an excellent opportunity for those looking to settle in a vibrant area of Gillingham. Don't miss the chance to make this charming property your own.



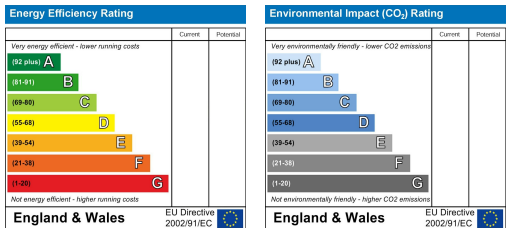
## Area Map



## Floor Plans

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|--|--|---|
| <p style="text-align: center;"><b>Floor -1</b></p> | <p style="text-align: center;"><b>Ground Floor</b></p>   | <p style="text-align: center;"><b>Approximate total area<sup>(1)</sup></b></p> <p style="text-align: center;">828 ft<sup>2</sup><br/>76.8 m<sup>2</sup></p> |
| <p style="text-align: center;"><b>Floor 1</b></p>  | <p style="font-size: small;">(1) Excluding balconies and terraces</p> <p style="font-size: x-small;">Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="font-size: x-small;">GIRAFFE360</p> |   |

## Energy Efficiency Graph



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