



# 46 King Edward Road

Gillingham ME7 2RE

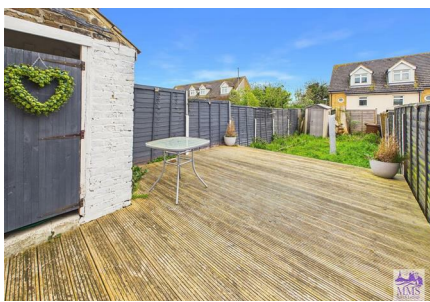
**Guide Price £230,000**



GUIDE PRICE £230,000 - £240,000

Nestled on King Edward Road in Gillingham, this charming mid-terrace house, built in the early 1900's, presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned double bedrooms, making it ideal for small families or couples seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that offer a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The small yet functional fitted kitchen is equipped with all the essentials, ensuring that meal preparation is a breeze. The bathroom, conveniently located upstairs off the back bedroom, adds to the practicality of the layout. One of the standout features of this property is the fantastic cellar, providing ample storage space or the potential for further development. The rear garden is a delightful blend of lawn and decking, creating an ideal outdoor space for enjoying sunny days or hosting gatherings. Additionally, a small front courtyard garden adds to the property's curb appeal. With an Energy Performance Certificate (EPC) rating of D and a council tax band of B, this home is not only charming but also economical. There are no parking restrictions in the area, making it convenient for residents and visitors alike. The property is situated close to essential amenities, including schools, shops, and the train station, ensuring that everything you need is within easy reach. Offered with no forward chain, this well-presented home is ready for you to move in and make it your own. Don't miss the chance to view this delightful property that combines comfort, convenience, and character in one appealing package



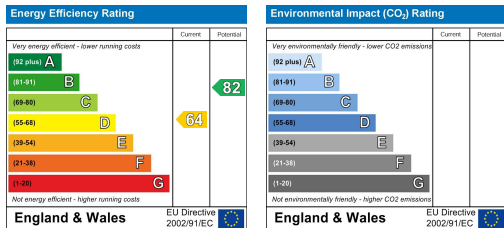
# Area Map



# Floor Plans

<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> 781 ft<sup>2</sup> 72.7 m<sup>2</sup></p>
<p style="text-align: center;"><b>Floor 1</b></p>		<p>(1) Excluding balconies and terraces</p> <p>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="text-align: right;"><b>GIRAFFE360</b></p>

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.