



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



Level B1

Ground Floor

1st Floor

Total approx floor area: 1215.1 ft² (112.9 m²)
 Level B1: 202.3 ft² (18.8 m²)
 Ground Floor: 522.1 ft² (48.5 m²)
 1st Floor: 490.8 ft² (45.6 m²)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	