



# 31 Livingstone Road

Gillingham ME7 2EH

**Guide Price £270,000**



GUIDE PRICE £270,000 - £280,000

Situated on Livingstone Road in the town of Gillingham, this charming mid-terrace house, built in the early 1900s, offers a delightful blend of character and modern living. The property boasts an impressive amount square feet, and this property's plot is larger than the average mid-terrace, providing ample space for families or those seeking extra room to breathe. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The well-appointed kitchen, accompanied by a convenient utility area, ensures that all your culinary needs are met. The ground floor also features a practical bathroom, enhancing the functionality of the home.

The first floor comprises three separate bedrooms, each offering a comfortable retreat for rest and relaxation. The layout is ideal for families, providing privacy and space for everyone.

Externally, the property boasts a rear garden that is wider than standard, featuring a lovely decking area to the side, perfect for alfresco dining

The property has a small court yard frontage adding to its curb appeal, and is close to many amenities and falls under council tax band B. Don't miss out on this wonderful opportunity to purchase a true gem parking permits available



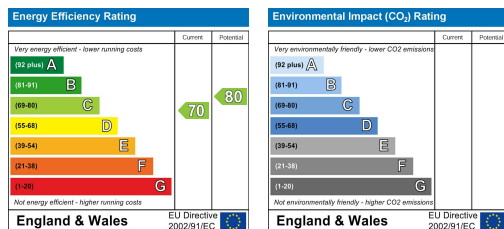
## Area Map



## Floor Plans



## Energy Efficiency Graph



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