



# 11 Rotary Gardens

Gillingham ME7 2AB

**Guide Price £410,000**



Virtual tour available. Nestled in the charming Rotary Gardens of Gillingham, this deceptively large and immaculately presented town house is a true gem waiting to be discovered.

As you step inside, you are greeted by not one, but two inviting reception/bedrooms, which is perfect for over night guests or for those with a growing family. The modern kitchen/diner boasts stylish shaker units and complementing worktops, creating a space where culinary delights are sure to be crafted.

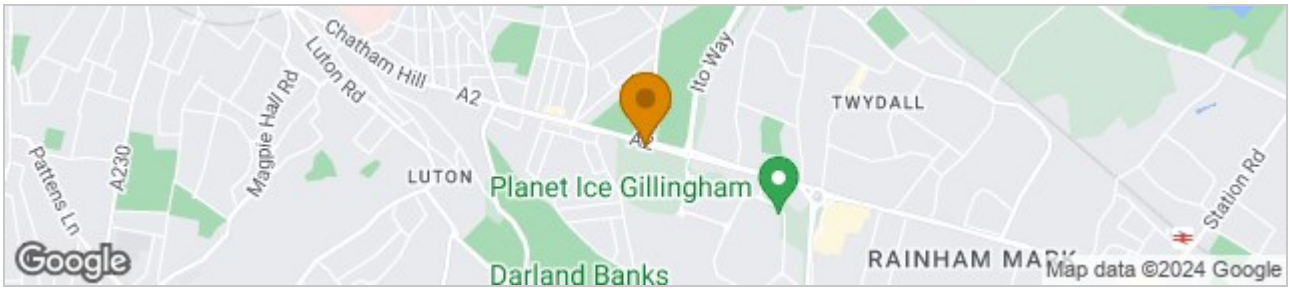
The three family bath/shower rooms ensure that the morning rush is a thing of the past, offering convenience and comfort for all.

Outside, the low maintenance garden provides a tranquil escape, leading to allocated parking at the rear of the property - a rare find in such a desirable location. Built in 2005, this property exudes contemporary charm while offering the practicality needed for modern living. Situated conveniently close to local amenities, including schools, shops, and motorway links, this home truly combines comfort with convenience.

Don't miss the opportunity to make this house your home and experience the best of what Gillingham has to offer. Council tax band E.



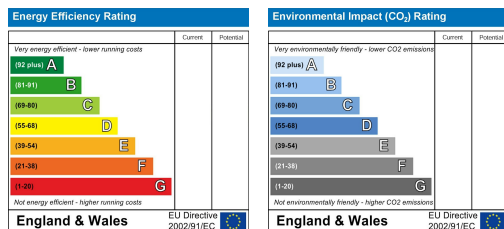
## Area Map



## Floor Plans

<p style="text-align: center;"><b>Ground Floor</b></p>	<p style="text-align: center;"><b>Floor 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b></p> <p>1341.61 ft<sup>2</sup> 124.64 m<sup>2</sup></p>
<p style="text-align: center;"><b>Floor 2</b></p>	<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: right;"><b>GIRAFFE360</b></p>	

## Energy Efficiency Graph



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159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk <https://www.medwaymortgageshop.co.uk>