



## 71 St. Marys Road, Gillingham, ME7 1JL

STUNNING\*\*EXTENDED\*\*4 BEDROOMS\*\*ENSUITE\*\*FAMILY BATHROOM\*\*DRIVE\*\*LOW MAINTENANCE REAR GARDEN

GUIDE PRICE £325,000 TO £350,000

This stunning four bedroom house in Gillingham has been refurbished to an extremely high standard throughout taking away that extra stress when moving home. A fantastic extension has created a social dining area with a fourth bedroom and beautiful ensuite shower room. The kitchen comes complete with high gloss white units and is perfectly complimented with a butcher block style work surface. The formal lounge situated to the front has been tastefully decorated and is the perfect place to unwind. To the first floor you will find three bedrooms, two of which are doubles and modern family bathroom. The rear garden is low maintenance with artificial lawn and a modern shingle boarder and patio. The block paved drive to the front offers parking for two cars.

St Marys Road is situated in an ideal location for easy access to Medway Tunnel, Medway Hospital and A2/M2 motorway links.

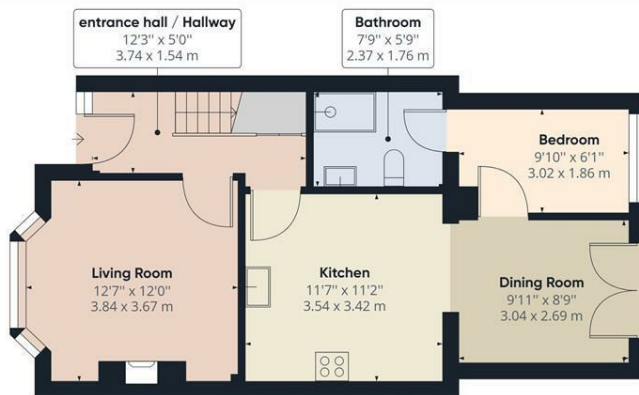
Call us to day to book your internal viewing and fully appreciate what's on offer

COUNCIL TAX BAND B

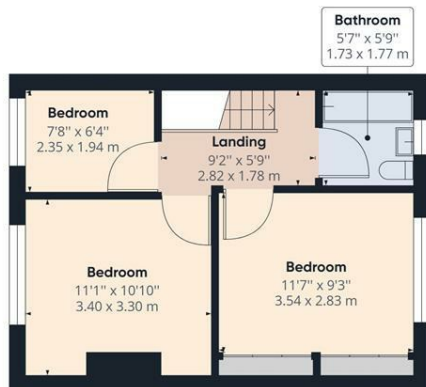
EPC RATED C

- 4 BEDROOMS
- EXTENDED
- FAMILY BATHROOM
- SHOWER ROOM
- IMMACULATE DECOR
- REFURBISHED THROUGH OUT
- GUIDE PRICE £325,000 TO £350,000
- EPC RATED C
- COUNCIL TAX BAND B

**£340,000**



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

910.12 ft<sup>2</sup>  
84.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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