



24 Beresford Road, Gillingham, ME7 4EU

Nestled on the charming Beresford Road in Gillingham, this delightful mid-terrace house, built in the early 1900s, offers a perfect blend of character and modern living. Spanning an impressive 1,141 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining. The lounge dining room provides a welcoming atmosphere, while the larger-than-average galley kitchen, complete with a utility room, ensures practicality for everyday life.

Upstairs, you will find two generously sized double bedrooms, accompanied by a well-appointed bathroom that is conveniently separate from the bedrooms. This thoughtful layout enhances privacy and comfort for all residents. The property also boasts a conservatory at the rear, which invites natural light and offers a lovely space to enjoy the garden views. The outdoor area is equally appealing, featuring a timber sheltered garden area directly accessible from the back door, leading to a good-sized garden that is perfect for outdoor activities or simply unwinding in the fresh air. With no onward chain, this home is ready for you to move in and make it your own.

Situated close to local amenities, this property also benefits from a cellar for additional storage and permit parking, with options for visitors' permits. The energy performance certificate (EPC) rating of D and council tax band B further enhance the appeal of this charming residence. This is a wonderful opportunity for those seeking a comfortable and convenient home in a vibrant community.

- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOM
- FITTED KITCHEN
- UTILITY ROOM
- CONSERVATORY
- LARGE REAR GARDEN
- CELLAR
- COUNCIL TAX BAND B
- NO CHAIN

£260,000



Floor -1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1149.36 ft²
 106.78 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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