



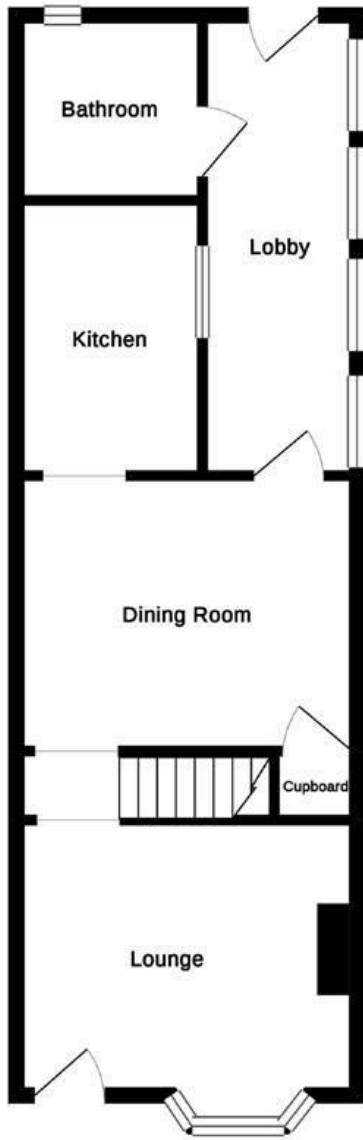
40 Baden Road, Gillingham, Kent, ME7 1RE

*THREE BEDROOMS**2 RECEPTION ROOMS**REFURBISHED IN 2020/2021**WELL MAINTAINED REAR GARDEN**CLOSE TO AMENITIES*
MMS Sales are delighted to offer to the market this extremely well presented, three bedroom terraced house in Gillingham The property has been recently refurbished and we strongly recommend you book your internal viewing today
Accommodation comprises lounge, 2nd reception room, fitted kitchen, side extension and bathroom. To the first floor there are three separate bedrooms. The rear garden has been lovingly maintained to a high standard. and there is also a front court yard garden. Added benefits include gas central heating, double glazed windows with an epc rating of C. The property is conveniently located for easy access to Asda Pier Road, "The Strand" leisure park including Medway's only outdoor pool, and Gillingham train station
Dont miss out on your opportunity to purchase this truly fantastic home!

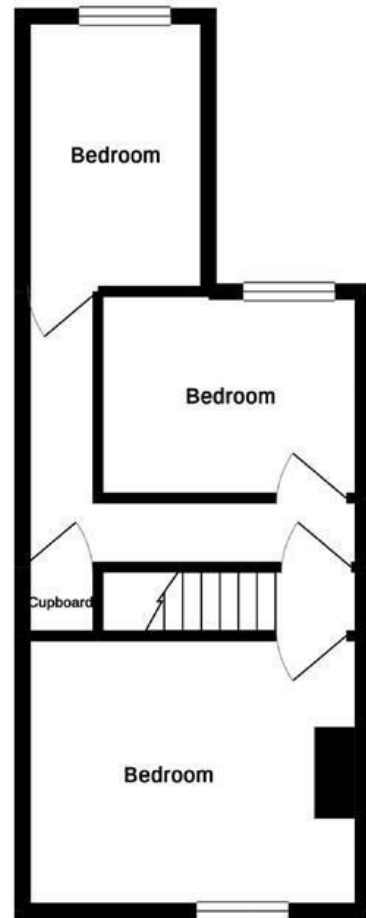
- THREE BEDROOMS
- 2 RECEPTION ROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- WELL MAINTAINED GARDEN
- CLOSE TO AMENITIES
- DOUBLE GLAZED WINDOWS
- CENTRAL HEATING
- EPC RATING 'C'

£230,000

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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		