



53 Linden Road Gillingham, ME7 2PQ

Bundles of space and a convenient location make this property a must for your viewing list!

This generous family home offers well proportioned accommodation on both levels. Externally there is a courtyard frontage and enclosed rear garden.

Ideally located for walking to Gillingham with its mainline railway station, shopping centre and leisure facilities. A short drive will take you onto the lower road and out on to the medway tunnel with access to the motorway links.

The landlord is only interested in letting to families and will not consider sharers or students.

£1,000 Per Calendar Month

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- Generous Family Home
- Fitted Kitchen
- 4 Bedrooms
- Convenient Location
- 2 Reception Rooms
- Viewing Recommended

Holding Fees Apply

To secure this property a holding fee of £275 will be required before commencing to referencing.

Entrance Hall

Lounge/Diner

27'6 x 11'5 (8.38m x 3.48m)

Kitchen

13'2 x 10'4 (4.01m x 3.15m)

Utility Room

10'5 x 7'6 (3.18m x 2.29m)

Cloak Room

10'5 x 4 (3.18m x 1.22m)

Bedroom 1

15'4 x 14'3 (4.67m x 4.34m)

Bedroom 2

12'9 x 9'9 (3.89m x 2.97m)

Bedroom 3

10'4 x 9'11 (3.15m x 3.02m)

Bedroom 4

7'3 x 7 (2.21m x 2.13m)

Bathroom

6'11 x 5'7 (2.11m x 1.70m)

Cellar

15'2 x 14'6 (4.62m x 4.42m)

Courtyard Frontage & Rear Garden

Landlords Requirements

Viewings Strictly by prior appointment with

Jacksons

Available to view immediately

Available to move in immediately

Deposit £1095

Pets Considered

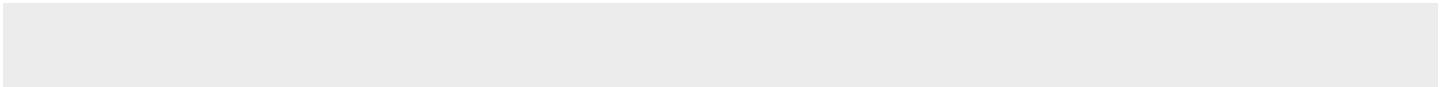
No Smokers

All tenants subject to reference including affordability, suitability and creditworthiness.



Directions

The postcode which you will need to locate this property is ME7 2PQ



Floor Plan



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 indicative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	B	(92 plus) A	B
(81-91) B	C	(81-91) B	C
(69-80) C	D	(69-80) C	D
(55-68) D	E	(55-68) D	E
(39-54) E	F	(39-54) E	F
(21-38) F	G	(21-38) F	G
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	