



**88 Barnsole Road, Gillingham, Kent, ME7 4DY**  
**Price £210,000**

**\*\*LARGE BAY FRONTED TERRACED HOUSE \*\*TWO DOUBLE BEDROOMS \*\*BATHROOM (LOCATED OFF OF THE SECOND BEDROOM) \*\*CELLAR \*\*NO FORWARD CHAIN \*\*REFURBISHMENT REQUIRED**

Page & Wells are delighted to bring to the market this spacious two bedroom terraced located in a popular position centrally in Gillingham. The property offers an entrance hall, two spacious reception rooms and a kitchen to the ground floor. There is a useful cellar to the lower ground floor and two bedrooms and a bathroom to the first floor (the bathroom is located off of the second bedroom). Contact : PAGE & WELLS King Street office 01622 756703.

EPC Rating: D  
Council Tax Band: B  
Tenure: Freehold



**GROUND FLOOR:**

**Entrance Hall**

**Lounge: 12'6 into bay x 10'3 (3.81m into bay x 3.12m)**

**Dining Room: 13'10 x 10'11 (4.22m x 3.33m)**

**Kitchen: 9'1 x 8' (2.77m x 2.44m)**

**LOWER GROUND FLOOR:**

**Cellar**

**FIRST FLOOR:**

**Bedroom 1: 13'10 x 9'11 (4.22m x 3.02m)**

**Bedroom 2: 13'10 x 10'11 (4.22m x 3.33m)**

Door to ...

**Bathroom**

**EXTERNALLY:**

There is a low maintenance garden to the rear.

**VIEWING**

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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