



## 69 Wood Street Gillingham, ME7 5SD

Available with NO ONGOING CHAIN, Greenleaf Property Services are delighted to offer this spacious semi-detached property to the market, situated in the sought-after Brompton location, conveniently nestled between Gillingham and Chatham.

Accommodation comprises of hallway giving access to the lounge and spacious kitchen/dining room with doors leading out to the patio and garden. The lounge is also open-plan to the kitchen/diner. To the first floor there are two good size bedrooms and shower room W/C.

Located close to local amenities and the town centres offering a range of dining, leisure and shopping facilities, the bus and train stations are nearby with fast services to London, as are all A2/M2/M20 road links. The nearby historic Dockyard offers a further extensive range of dining, leisure and shopping facilities, whilst local schools and parks are nearby.

Properties of this quality in this location are rarely available, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade C. Council Tax Band B.

**Offers Over £250,000**

# 69 Wood Street

Gillingham, ME7 5SD



- POPULAR RESIDENTIAL LOCATION WITH NO ONWARD CHAIN
- FIRST FLOOR SHOWER ROOM W/C
- CLOSE TO ALL LOCAL AMENITIES
- EPC GRADE C / FREEHOLD
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- IDEAL FIRST PURCHASE
- KITCHEN/DINING ROOM
- SEMI-DETACHED HOUSE
- COUNCIL TAX BAND B

## Entrance Hall

13'0" x 5'6" (3.98 x 1.7)

## Lounge

13'9" x 11'3" (4.20 x 3.44)

## Kitchen/Dining Room

17'3" x 8'8" (5.26 x 2.65)

## First Floor Landing

Entrance to loft.

## Bedroom

15'2" x 8'8" (4.64 x 2.65)

## Bedroom

11'11" x 9'1" (3.64 x 2.77)

## Shower Room W/C

7'11" x 4'5" (2.42 x 1.37)

## Rear Garden

Enclosed with brick built shed.

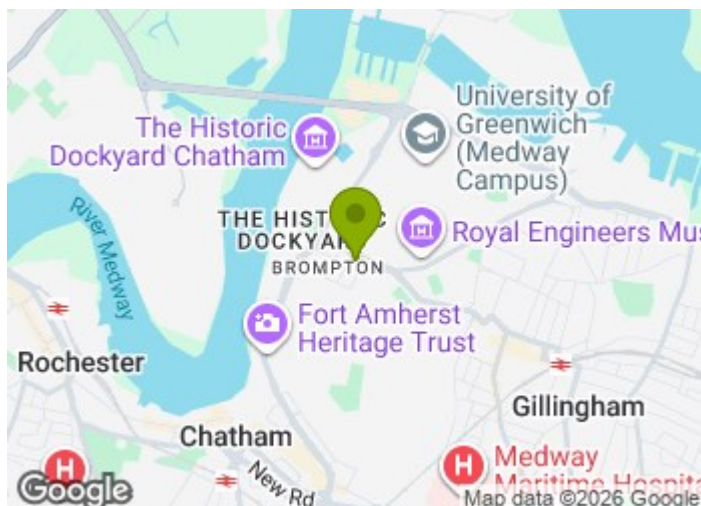
## Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers

only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



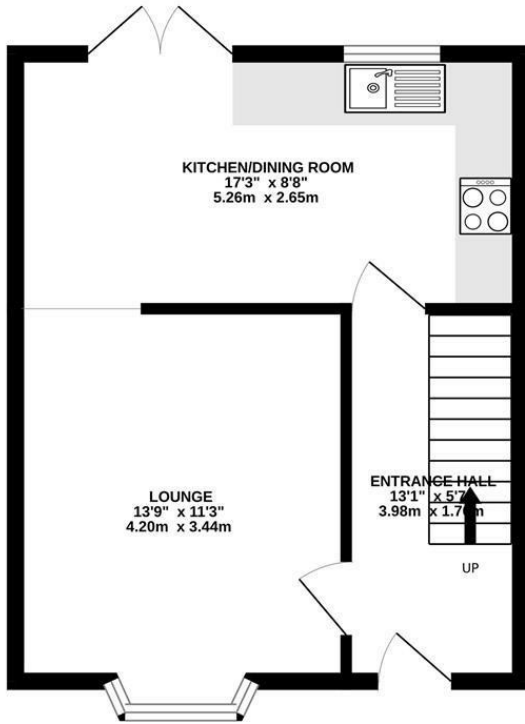
## Directions

Tel: 01634730672

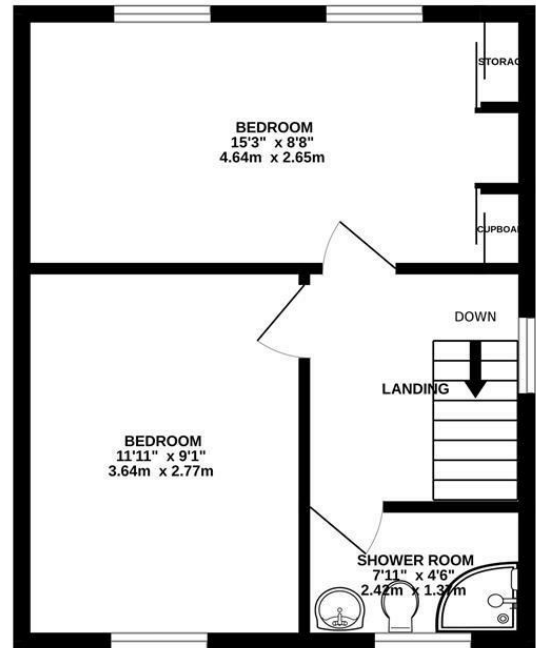




GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.

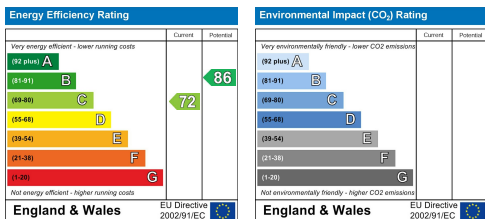


1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

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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