



114 Saunders Street

Gillingham, ME7 1HX

GREENLEAF PROPERTY SERVICES are delighted to introduce this three bedroom mid-terrace house to the market, in a sought after residential location in Gillingham, Kent, available with NO ONGOING CHAIN. Whilst in need of modernising and updating throughout, this property boasts three bedrooms (with the third off the second), two reception rooms, and a useful cellar. The property further benefits from a good size rear garden, and a convenient location close to all local amenities. In our opinion, this vacant property would ideally suit an investor looking to add to their portfolio.

The layout briefly comprises of: Hallway, lounge, separate dining room, cellar and kitchen. To the first floor there are three bedrooms (third off the second) and bathroom W/C.

Located close to local shops and amenities, open green spaces and parks, schools for all age groups are also nearby. The Medway hospital and station with fast trains to London are a short distance away, as is Gillingham town centre with its vast array of shopping, dining and leisure facilities, whilst all A2/M2/M20 road links are a short drive away.

Council Tax Band B. EPC Grade Awaited.

Offers In The Region Of £170,000

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- IN NEED OF MODERNISATION THROUGHOUT
- GOOD SIZE REAR GARDEN
- NO CHAIN
- EPC GRADE AWAITED / FREEHOLD
- THREE BEDROOMS (THIRD OFF THE SECOND)
- CELLAR
- IDEAL INVESTMENT OPPORTUNITY
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM W/C
- COUNCIL TAX BAND B

Entrance Hall

23'7" x 3'1" (7.2 x 0.96)

Lounge

11'1" x 10'1" (3.39 x 3.09)

Dining Room

11'3" x 10'5" (3.44 x 3.18)

Cellar

14'5" x 11'2" (4.4 x 3.41)

Kitchen

8'3" x 6'3" (2.53 x 1.93)

First floor

Bedroom

17'11" x 10'8" (5.47 x 3.26)

Bedroom

10'6" x 10'1" (3.22 x 3.09)

Bedroom

8'5" x 6'8" (2.59 x 2.05)

Bathroom W/C

10'0" x 7'2" (3.05 x 2.19)

Rear Garden

Good Size (over grown)

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





BASEMENT
263 sq ft (27.5 sq m) approx.



GROUND FLOOR
283 sq ft (32.9 sq m) approx.



UPPER FLOOR
437 sq ft (50.2 sq m) approx.



TOTAL FLOOR AREA: 947 sq ft (99.8 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 errors or omissions. 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 operation or efficiency can be given.
Made with Greenfly 7.0/10

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.