



61 Napier Road

Gillingham, ME7 4HD

(GUIDE PRICE £200,000 - £220,000)

GREENLEAF PROPERTY SERVICES are delighted to introduce this three bedroom house to the market, in a sought-after residential location in Gillingham, Kent, available with NO ONGOING CHAIN. Whilst in need of refurbishment and modernisation throughout, this property boasts three good size bedrooms, two reception rooms and a generous rear garden, and would ideally suit an investor looking to add to their portfolio.

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

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.

Price Guide £200,000

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- IN NEED OF FULL MODERNISATION
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES/TOWN CENTRE/HOSPITAL
- COUNCIL TAX BAND B / FREEHOLD
- NO CHAIN!
- GOOD SIZE REAR GARDEN
- IDEAL INVESTMENT
- THREE SEPARATE BEDROOMS
- GROUND FLOOR BATHROOM W/C
- EPC GRADE AWAITED

Entrance Porch

4'11" x 2'0" (1.5 x 0.63)

Entrance Hall

16'8" x 3'7" (5.1 x 1.1)

Lounge

16'0" x 9'11" (4.88 x 3.03)

Dining Room

10'8" x 10'5" (3.26 x 3.19)

Kitchen

8'3" x 7'7" (2.52 x 2.32)

Bathroom W/C

7'6" x 5'8" (2.31 x 1.74)

First Floor Landing

Entrance to Loft.

Bedroom

13'7" x 13'1" (4.16 x 4)

Bedroom

13'4" x 8'3" (4.08 x 2.53)

Bedroom

10'9" x 8'3" (3.28 x 2.54)

Rear Garden

A good size rear garden

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 two and three hundred pounds per referral.

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.



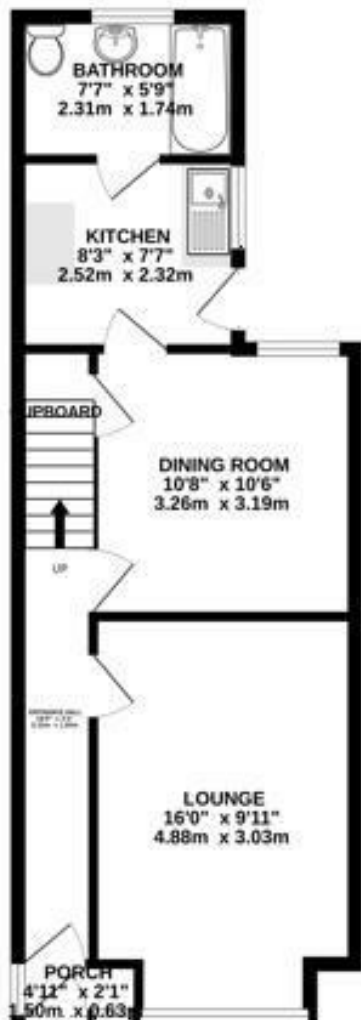
Directions

Tel: 01634730672





GROUND FLOOR
475 sq ft (43.9 sq m) approx.



1ST FLOOR
449 sq ft (41.7 sq m) approx.



TOTAL FLOOR AREA: 925 sq ft (85.6 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metropix 7/2019

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	

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