



## 54 Gordon Road Gillingham, ME7 2NE

GREENLEAF PROPERTY SERVICES are delighted to introduce this three bedroom house to the market, in a sought after residential location in Gillingham, Kent, and available with NO ONGOING CHAIN. Whilst in need modernising, this property boasts three bedrooms ( third of the second), two reception rooms and a good size 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 bedrooms ( third off the second).

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 D.

### Offers In The Region Of £190,000

# 54 Gordon Road

Gillingham, ME7 2NE



- IN NEED OF MODERNISATION
- THREE BEDROOMS (THIRD OFF THE SECOND)
- GOOD SIZE REAR GARDEN
- COUNCIL TAX BAND B
- NO CHAIN!
- TWO RECEPTION ROOMS
- IDEAL INVESTMENT OPPORTUNITY
- POPULAR RESIDENTIAL AREA
- GROUND FLOOR BATHROOM W/C
- EPC GRADE D

## Entrance Hall

13'5" x 2'9" (4.09 x 0.85)

## Lounge

11'11" x 9'0" (3.64 x 2.76)

## Dining Room

12'0" x 10'0" (3.68 x 3.07)

## Kitchen

10'11" x 7'5" (3.34 x 2.28)

## Bathroom W/C

7'5" x 4'11" (2.28 x 1.5)

## First Floor

Entrance to bedrooms.

## Bedroom

12'1" x 10'0" (3.69 x 3.06)

## Bedroom

12'1" x 10'1" (3.69 x 3.08)

## Bedroom

10'2" x 7'5" (3.11 x 2.27)

## Rear Garden

A good size.

## 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

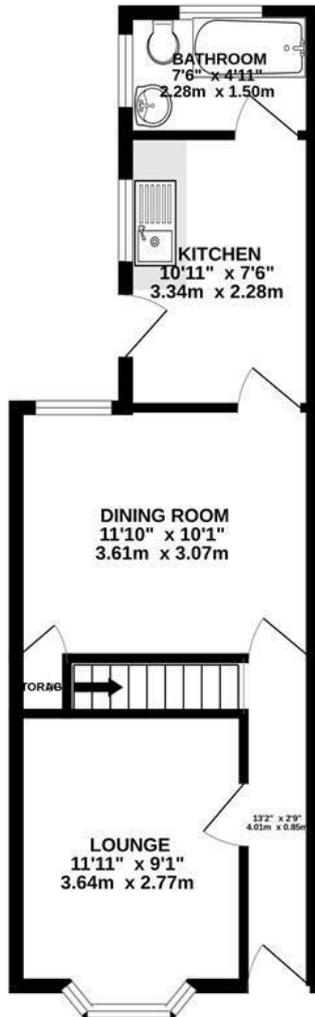
Tel: 01634730672





GROUND FLOOR  
396 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		64	79
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Planned
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales	EU Directive 2002/91/EC		

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