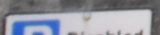




philip INDEPENDENT
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jarvis



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117 Milton Road, Gillingham, Kent. ME7 5LR.

£260,000 Freehold

Property Summary

"What I like about this house is how the owners have thoughtfully developed the property into a really comfortable home."- Philip Jarvis, Director.

A two bedroom terraced house found in a popular area of Gillingham that really needs to be viewed to be fully appreciated.

The current owners have lived there for over thirty years and have created a most comfortable home. Within the last three years they have replaced the kitchen and moved the bathroom upstairs to where the third bedroom was originally. This now leaves a useful utility/cloakroom downstairs that could be developed into a larger room subject to the relevant consents.

Downstairs there are two separate reception rooms. The sitting room has a square bay window to the front and feature fireplace with a Welsh slate hearth. The dining room has a fire with back boiler and this room leads through to the well fitted kitchen. Upstairs there are two double bedrooms with the second bedroom leading through to the spacious bathroom that has only been recently fitted.

Outside there is a small area to the front. The enclosed rear garden measures approximately 45ft in length with artificial grass and extensive patio area. There is also rear pedestrian access.

Well positioned, local schools and railway station are within easy access. The M2 motorway is only a short drive providing access to Canterbury and London.

Features

- Well Presented Two Bedroom Terraced House
- Two Double Bedrooms
- Two Separate Reception Rooms
- Modern Kitchen & Bathroom
- Upstairs Bathroom
- Downstairs WC/Utility Area
- Attractive 45ft Rear Garden
- Central Location
- Internal Viewing Recommended
- Council Tax Band B
- EPC Rating: D

Ground Floor

Porch

Tiled floor. Door to

Sitting Room

11' 8" x 10' 0" plus square bay (3.56m x 3.05m) Double glazed square bay window to front with window seating. Feature vertical radiator. Featured reclaimed wooden slate surround with Welsh slate Hearth. Laminate floor. Picture rail. Stairs to first floor.

Dining Room

11' 8" x 10' 0" (3.56m x 3.05m) Double glazed window to rear. Fireplace with back boiler. Understairs cupboard. Laminate floor.

Kitchen

Double glazed window to side. Range of modern base and wall units. Wooden worktops. Stainless steel electric oven. Induction hob. Integrated freezer. Pull out bin unit. Corner carousel unit. Butler style sink. Downlighting. Laminate flooring.

Utility/Cloakroom

Double glazed frosted window to side. Low level WC. Corner hand basin. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Wood panelled ceiling.

First Floor

Landing

Access to loft.

Bedroom One

11' 8" x 10' 0" (3.56m x 3.05m) Double glazed window to front. Laminate floor.

Bedroom Two

11' 8" x 10' 0" (3.56m x 3.05m) Double glazed window to rear. Laminate floor. Door to

Bathroom

Double glazed frosted window to rear. Modern suite of concealed low level WC, vanity hand basin and side unit, offset panelled bath, Mira shower unit and shower screen. White towel rail rail. Fully tiled walls. Wood panelled ceiling.

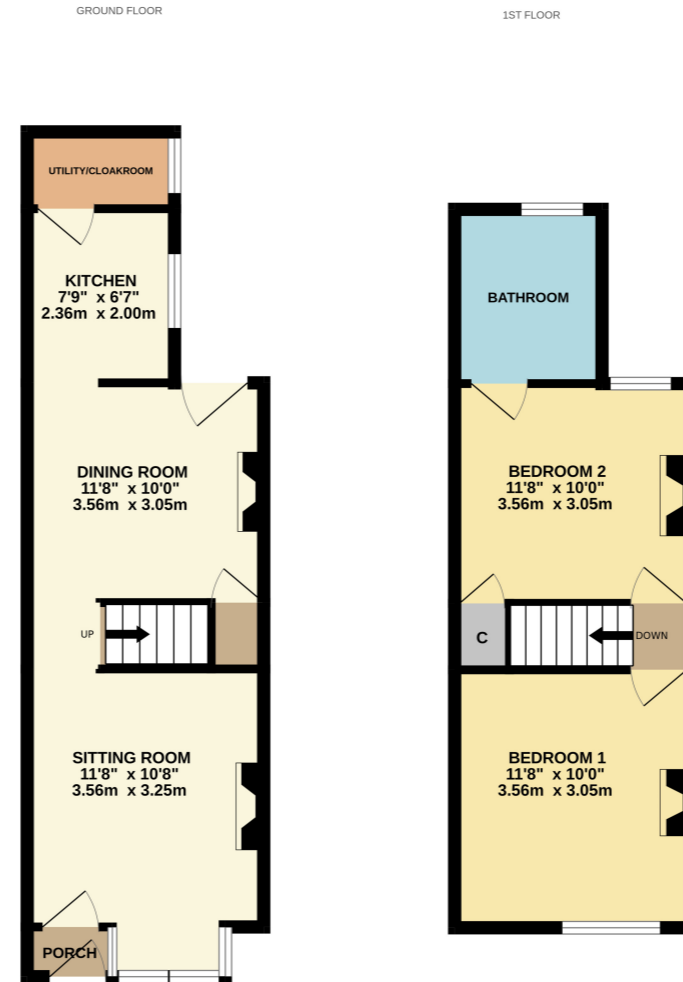
Exterior

Front Garden

Small area to front with brick wall.

Rear Garden

Approximately 45ft in length. Extensive patio area with smaller area to the top of the garden adjacent to the garden shed. Area of artificial lawn with surrounding path. Rear pedestrian access.



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	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



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