

01634 379 799

www.harrisonsresidential.com



24 Greenvale Gardens

• Gillingham

Price: £245,000



24, Greenvale Gardens, , ME8 6HB

£245,000

Good sized accommodation is available in this 3 bedroom town house, which is ideally situated within easy reach of amenities, schools, shops etc, the property is well presented throughout and would make an ideal family home or first time purchase.

EPC Band "D"

**Entrance hall**

Double glazed door to front, stairs to first floor, radiator, opening to kitchen/diner.

**Kitchen/diner**

11'9" x 11'5" (3.60m x 3.50m)

Double glazed window to rear, double glazed sliding patio doors to rear garden, base and eye level units, inset sink unit, inset gas hob, built in oven, space and plumbing for washing machine and dishwasher, radiator, cupboard housing gas fired boiler supplying domestic hot water and central heating.

**First Floor Landing**

Stairs to second floor.

**Lounge**

11'5" x 10'4" (3.50m x 3.15m)

Double glazed window to front, radiator.

**Bedroom 2**

11'5" x 11'3" (3.50m x 3.45m)

2 double glazed windows to rear, radiator.

**Second Floor Landing**

Built in storage cupboard.

**Bedroom 1**

11'5" x 10'4" (3.50m x 3.15m)

Double glazed window to front, radiator.

**Bedroom 3**

11'1" x 6'2" (3.40m x 1.90m)

Double glazed window to rear, radiator.

**Bathroom**

Double glazed window to rear, white suite comprising panelled bath, mixer/shower taps, pedestal wash hand basin, low level WC, heated towel rail.

**Integral Garage**

Metal up and over door

**Front**

Driveway to garage.

**Rear Garden**

Approximately 30' in depth, gravelled areas, patio area.



**Important Notice**

Harrisons Residential, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

**NB**

HARRISONS RESIDENTIAL recommend a panel of solicitors for which we may receive a referral fee of £150 plus VAT per transaction.



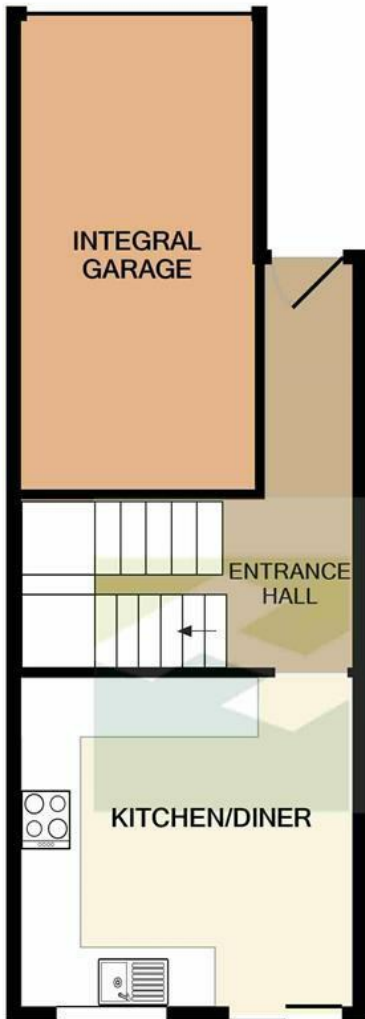
#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

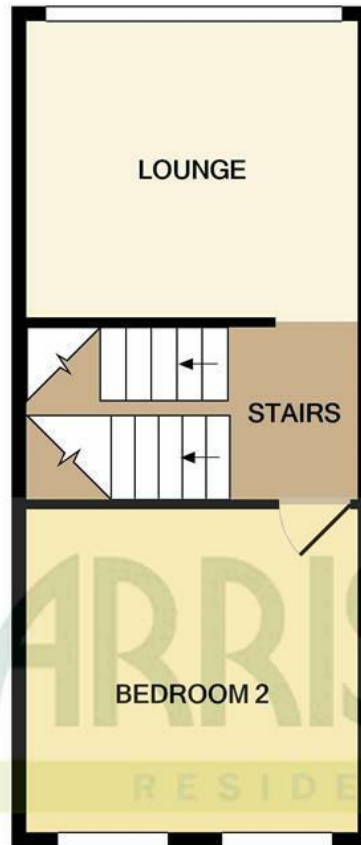
#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

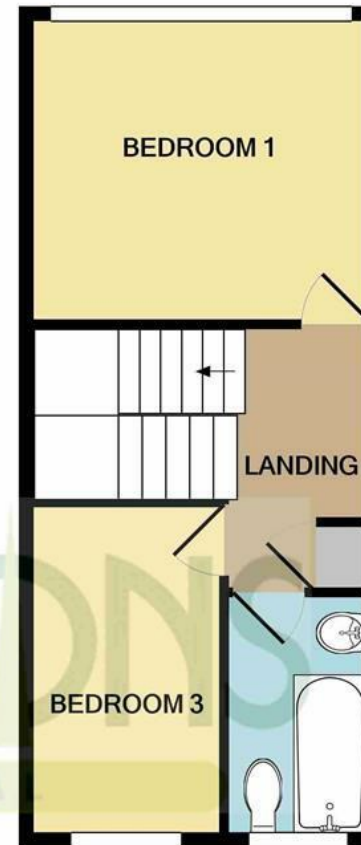
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GROUND FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 983 SQ.FT. (91.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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