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www.harrisonsresidential.com



16 St Andrews Road

• Gillingham

Price: Offers In Excess Of £250,000



16, St Andrews Road, , ME7 1QR
Offers In Excess Of £250,000

- 1930'S 3 BEDROOM SEMI DETACHED HOUSE
- ELEVATED POSITION
- DOUBLE GLAZING, GAS CENTRAL HEATING
- APPROX 45' REAR GARDEN
- LOUNGE AND DINING AREAS
- EPC RATING AWAITED
- CLOSE TO AMENITIES AND TRANSPORT ROUTES
- OFFERS IN EXCESS OF £250,000

HARRISONS RESIDENTIAL are delighted to offer for sale this 3 BEDROOM SEMI DETACHED HOUSE IN ST ANDREWS ROAD, GILLINGHAM, which is ideally located for access to shops, amenities, main road links, Mid Kent College and The University of Kent Medway Campus.

Accommodation to the property comprises entrance hall, lounge and dining areas, and kitchen to the ground floor, with bedrooms and bathroom to the first floor.

Externally, there is a well tended garden of approx 45' in depth featuring both lawn and patio areas.

For your chance to book a viewing call HARRISONS today!!

Entrance Hall

Composite entrance door to front, stairs to first floor landing, under stairs storage cupboard, radiator.

Lounge

11'9" x 11'0" (3.60m x 3.36m)

Double glazed bay window to front, gas coal effect fire radiator, doors to:

Dining Room

12'0" x 10'5" (3.67m x 3.19m)

Double glazed French doors doors to rear garden, radiator.

Kitchen

12'0" x 5'10" (3.66m x 1.80m)

Double glazed windows to side and rear, frosted double glazed door leading to rear garden. Modern fitted kitchen comprising base and eye level units with work surfaces over. Space for fridge/freezer. Built in electric oven, and fitted gas hob. Inset stainless steel sink unit with side drainer and mixer tap. Wall mounted boiler. space and plumbing for washing machine.

First Floor Landing

Frosted double glazed window to side, access to roof space, built in cupboard.

Bedroom 1

11'7" x 10'7" (3.55m x 3.25m)

Double glazed bay window to front, radiator.

Bedroom 2

12'0" x 10'8" (3.68m x 3.26m)

Double glazed window to rear, radiator.

Bedroom 3

6'11" x 6'3" (2.12m x 1.93m)

Double glazed window to front, radiator.

Bathroom

Frosted double glazed window to rear, white suite comprising panelled bath, mixer / shower taps, electric shower over, pedestal wash hand basin, low level WC, radiator.

EXTERIOR

FRONT: Flower borders.

REAR GARDEN: Approximately 45' in depth, mainly laid to lawn with established flower borders. Rear pedestrian access. Side pedestrian access.

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 | | Environmental Impact (CO ₂) 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 | | | |
| | 54 | 61 | |
| 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 | | | |
| | 48 | 54 | |
| England & Wales | | EU Directive 2002/91/EC | |
| | |  | |

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GROUND FLOOR



1ST FLOOR

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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