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www.harrisonsresidential.com



57 Cowper Road

• Gillingham

Price: Offers In The Region Of £220,000



57, Cowper Road, , ME7 5NA

Offers In The Region Of £220,000

- 3 SEPARATE BEDROOM TERRACE HOUSE
- VERY WELL PRESENTED
- 2 RECEPTION ROOMS
- LOW MAINTENANCE REAR GARDEN
- EPCF
- CLOSE TO LOCAL SCHOOLS SHOPS & AMENITIES
- DOWNSTAIRS BATHROOM

3 SEPARATE BEDROOMS IN UPPER GILLINGHAM LOCATION!!

OIRO £220,000

HARRISONS RESIDENTIAL are delighted to offer for sale this fine example of a 3 bedroom terrace house in Cowper Road, Gillingham, which is very well placed for access to Gillingham Park, local shops, schools and amenities as well as road networks.

The property boasts 2 reception rooms, lovely fitted kitchen and bathroom with 3 DOUBLE BEDROOMS, and well tended rear garden of approx 30' in depth.

Making an ideal FIRST TIME BUY OR INVESTMENT PURCHASE, this property should be viewed at your earliest opportunity!! EPC RATIND "E"

#### Lounge

14'3" into bay window x 11'7" (4.35m into bay window x 3.54m)

Triple glazed bay window to front, electric heater, feature fireplace, double doors to :

#### Dining Room

13'5" x 11'8" (4.09m x 3.56m)

Triple glazed window to rear, electric heater, stair case to first floor

#### Kitchen

9'8" x 8'5" (2.97m x 2.59m)

Triple glazed window to side, frosted double glazed door to garden. Modern cream fitted kitchen comprising base and eye level units with work surfaces over. Integrated dishwasher and fridge/freezer. Built in double electric oven and ceramic hob with extractor fan over. Inset stainless steel sink unit with side drainer. Water heater. Space and plumbing for washing machine.

#### Bathroom

Triple glazed windows to rear and side. White 3 piece suite comprising panelled bath with wall mounted electric shower over, low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan.

#### Landing

Access to loft space, built in storage cupboard.

#### Bedroom 1

13'5" max x 11'8" (4.09m max x 3.57m)

Triple glazed window to front, electric heater. Built in wardrobes.

#### Bedroom 2

11'8" x 8'2" (3.56m x 2.49m)

Triple glazed window to rear.

#### Bedroom 3

9'11" x 8'8" (3.03m x 2.66m)

Triple glazed window to rear.

#### Rear Garden

Approx 30' in depth mainly laid to lawn. Fenced to boundaries. Workshop/shed to rear.

#### NB

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

#### 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.

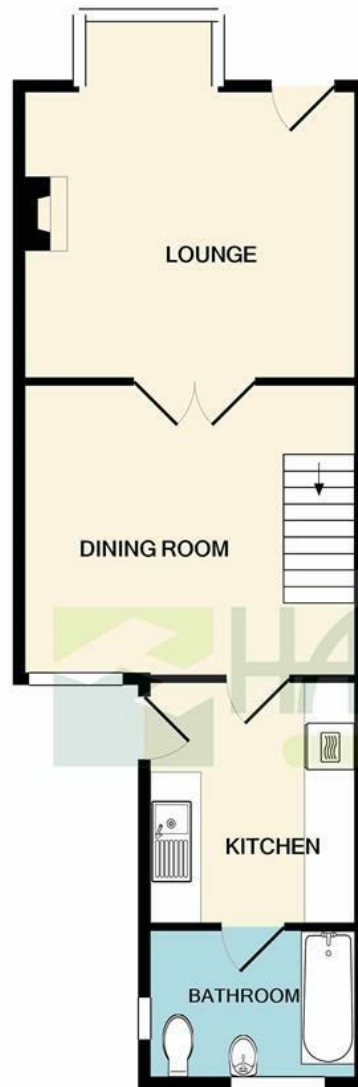
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



Energy Efficiency Rating		
	Current	Potential
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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		73
	43	
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		

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GROUND FLOOR  
APPROX. FLOOR  
AREA 463 SQ.FT.  
(43.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 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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