

01634 379 799

www.harrisonsresidential.com



63 Holmside

• Gillingham

Price: Offers In Excess Of £300,000



63, Holmside, , ME7 4BG

Offers In Excess Of £300,000

- SEMI DETACHED CHALET BUNGALOW
- GARAGE AND PARKING
- NO ONWARD CHAIN!
- LOFT ROOM WITH EN-SUITE SHOWER ROOM
- CONSERVATORY
- GARDEN APPROX 70' IN DEPTH
- UPPER GILLINGHAM LOCATION
- 2 BEDROOMS, 2 RECEPTION ROOMS
- EPC RATING "E"

HARRISONS RESIDENTIAL are delighted to offer for sale this SEMI DETACHED CHALET BUNGALOW, located in HOLMSIDE, Upper Gillingham.

The property is ideally located for access to local shops and amenities, schools and main road links and is available with the benefit of NO ONWARD CHAIN!

The spacious and flexible accommodation comprises porch, entrance hall, 2 DOUBLE BEDROOMS and 2 reception rooms, kitchen, bathroom and conservatory, with loft room (currently used as a bedroom) and en-suite shower room to the first floor.

Externally the property features a garage and parking, accessed via a shared driveway, and rear garden of approx 70' in depth with both paved and lawn areas.

To book your viewing call us today!!

Porch

Composite entrance door, hardwood door to :

Entrance Hall

Radiator.

Lounge

14'3" into bay x 12'5" (4.36m into bay x 3.80m)
Double glazed bay window to front, radiator.

Bedroom 1

14'4" into bay x 11'11" (4.38m into bay x 3.64m)
Double glazed bay window to front, radiator, stair case to first floor.

Dining Room

12'5" x 11'11" (3.79m x 3.64m)
Double glazed bay windows to side and rear, radiator.

Bedroom 2

12'0" x 9'3" (3.66m x 2.84m)
Double glazed window to rear.

Bathroom

8'6" x 5'8" (2.60m x 1.74m)
Coloured 3 piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Frosted double glazed window to rear.
Radiator. Built in airing cupboard housing hot water cylinder.

Kitchen

11'9" x 7'11" (3.60m x 2.42m)
Double glazed window to rear, radiator. Wall mounted "Glowworm" boiler. Kitchen featuring base and eye level units. Double glazed window to rear. Inset sink unit with sider drainer. Built in pantry,

Conservatory

18'11" x 10'11" (5.79m x 3.35m)
Double glazed sealed unit windows to front and rear.

Landing

Skylight window

Loft Room

18'3" mx x 13'10" max (5.57m mx x 4.22m max)
Skylight windows to front and rear, storage in eaves.

En-Suite Shower Room

Skylight window. Suite comprising shower cubicle with electric shower, low level WC and pedestal wash hand basin.

Exterior

Frontage : Shared driveway leading to parking area and garage.

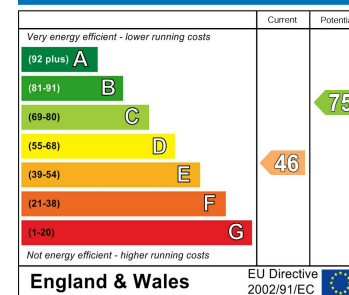
Rear Garden : Approx 70'in depth mainly laid to lawn and patio. Fenced to boundaries. Established plants trees and shrubs.

Garage

Metal up and over door.

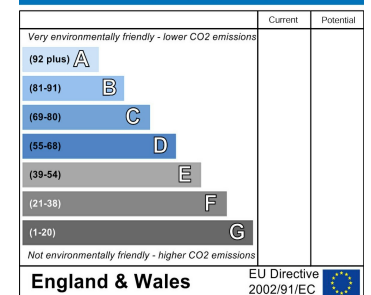


Energy Efficiency Rating



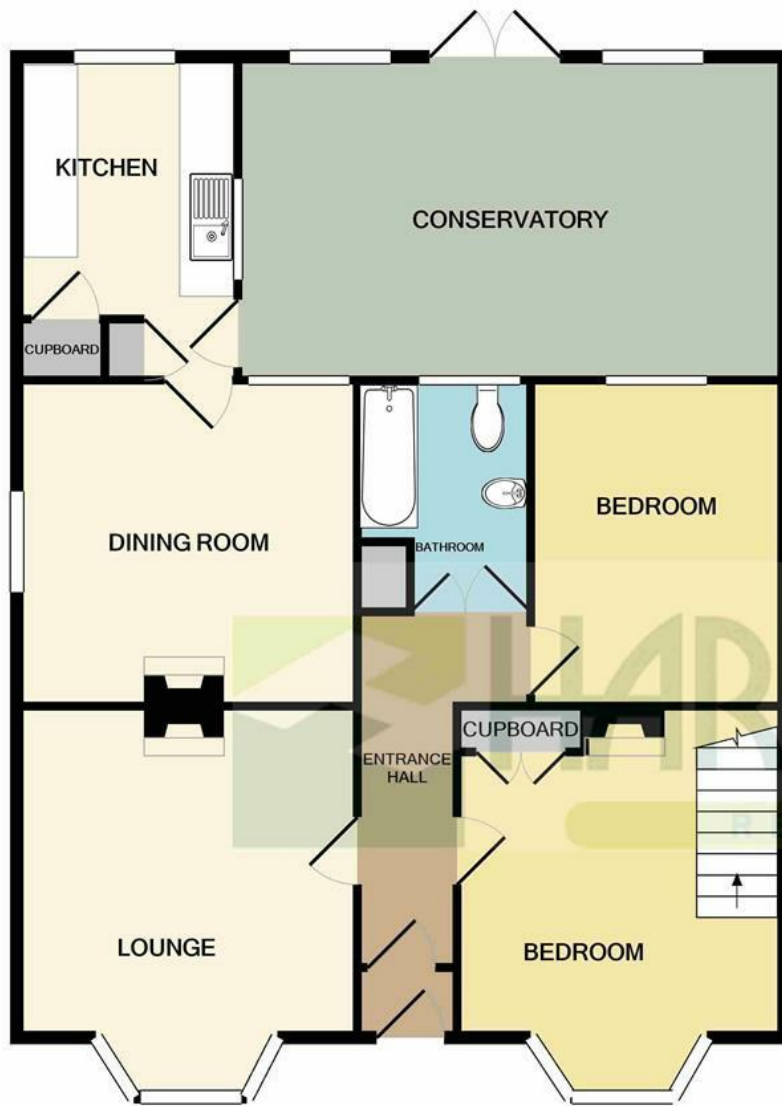
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

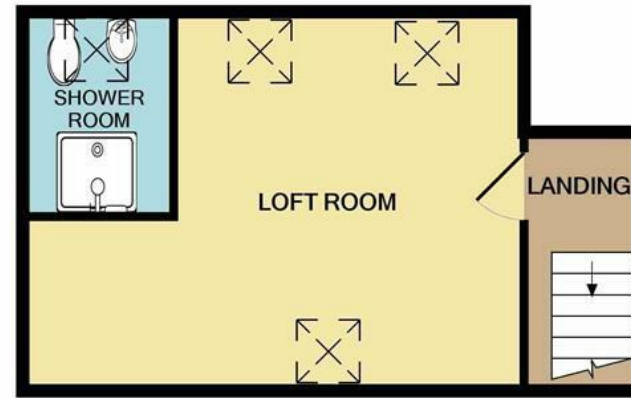


England & Wales EU Directive 2002/91/EC

Harrisons Residential Harrisons Residential Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsresidential.com (01634) 379799



GROUND FLOOR
APPROX. FLOOR
AREA 1027 SQ.FT.
(95.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1320 SQ.FT. (122.6 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
Made with Metropix ©2020