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74 Kenilworth Drive

• Gillingham

Price: Guide Price £350,000



74, Kenilworth Drive, , ME8 9EJ
Guide Price £350,000

- GUIDE PRICE: £350,000 - £375,000
- THREE BEDROOM SEMI DETACHED HOME
- DRIVEWAY FOR SEVERAL CARS
- CAR PORT & GARAGE
- STUDY
- GENEROUS SIZE REAR GARDEN
- VIRTUAL TOUR AVAILABLE
- GAS CENTRAL HEATING
- CHAIN FREE
- EPC RATING: E

TREMENDOUS POTENTIAL offered at this spacious three bedroom semi detached home located close to schools, shops and amenities. The property benefits from three generous size rooms, study room, ample parking for several cars and a generous size rear garden.

To really appreciate what this property has to offer we highly recommend viewing our virtual tour before arranging a viewing.

GUIDE PRICE: £350,000 - £375,000

EPC Rating: E

Entrance Hall

Double glazed door to front, stairs to first floor, understairs storage cupboard, radiator.

Lounge/Diner

24'7" x 11'2" (7.50m x 3.41m)
maximum measurement, Double glazed window to front, double glazed sliding patio doors to rear garden, two radiators.

Kitchen/Breakfast Room

21'1" x 8'0" (6.43m x 2.44m)
Double glazed door to rear garden, double glazed windows to sides and rear, base and eye level unit. single drainer sink unit, inset ceramic hob, built in oven, space and plumbing for washing machine.

First Floor Landing

Fitted storage cupboard, radiator, double glazed window to rear.

Bedroom 1

13'8" x 9'8" (4.19m x 2.95m)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom 2

10'10" x 9'10" (3.31m x 3.02m)
Double glazed window to rear, fitted wardrobe, radiator.

Bedroom 3

12'4" 7'3" (3.76m 2.23m)
Double glazed window to front fitted wardrobe, shower cubicle with electric shower unit, radiator.

Study

9'10" x 7'5" (3.00m x 2.27m)
Double glazed window to front, stairs to attic, radiator.

Rear Garden

Approximately 60' in depth, mainly laid to lawn, paved patio areas, side access.

Detached Garage

Metal up and over door, inspection pit.

Front

Mainly laid to lawn, concrete drive to carport with metal up and over door.

NB

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

Important Notice

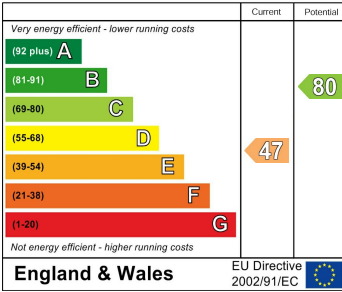
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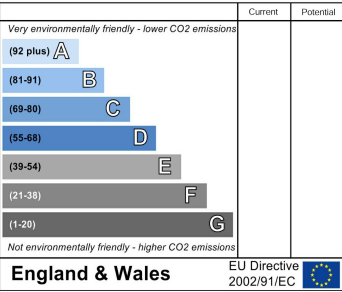
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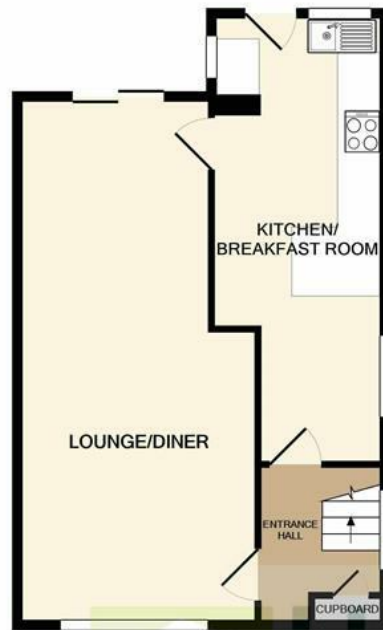
Energy Efficiency Rating



Environmental Impact (CO₂) Rating



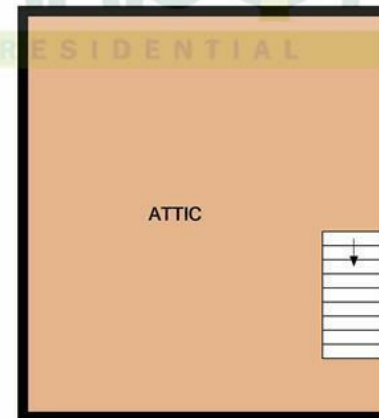
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GROUND FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)



ATTIC
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1306 SQ.FT. (121.3 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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