



54 East Street, Gillingham, Kent. ME7 1EH

We are pleased to bring to the market this lovely 2 bedroom house with a separate upstairs 4 piece bathroom suite, in need of some updating, so you can put your own stamp on it the property boasts newly refitted kitchen, boiler and radiators saving a lot of expense, hard flooring to the lounge and dining room, Being close to town and station this little gem will make a lovely home for a first time buyer or buy to let investor, nearby have many attractions and pleasant walks ,such as the strand leisure park, riverside etc this property will not remain on the market long, call now to book your internal viewing.



£1,350 pcm

PROPERTY DESCRIPTION

We are pleased to bring to the market this lovely 2 bedroom house with a separate upstairs 4 piece bathroom suite, in need of some updating, so you can put your own stamp on it the property boasts newly refitted kitchen, boiler and radiators saving a lot of expense, hard flooring to the lounge and dining room, Being close to town and station this little gem will make a lovely home for a first time buyer or buy to let investor, nearby have many attractions and pleasant walks ,such as the strand leisure park, riverside etc this property will not remain on the market long, call now to book your internal viewing.

FEATURES

- 2 Bedroom terrace
- close to mainline station & town
- two reception rooms
- Close proximity to town & station



ROOM DESCRIPTIONS

Double glazed door opening to

Entrance hall

hardwood flooring, stairs to first floor

Dining room

4m x 3.77m (13' 1" x 12' 4") Double glazed window to rear, hardwood flooring, radiator, door leading to cellar, double doors opening to

Lounge

3.45m x 3.02m (11' 4" x 9' 11") Double glazed window to front, hardwood flooring, radiator

cellar

Housing meters

Kitchen

3.23m x 2.35m (10' 7" x 7' 9") Double glazed window to side, a range of matching wall and base units, stainless sink with mixer taps and drainer, built in oven with hob and extract fan over, newly installed boiler, space and plumbing for washing machine, space for fridge freezer, partly tiled,, ceramic flooring, hardwood double glazed door leading to rear

FIRST FLOOR

hallway with doors leading to all rooms, carpet as laid, access to loft

Bathroom

Double glazed window to rear, corner bath, shower cubicle , wash hand basin, low level WC, fully tiled walls, radiator

Bedroom 1

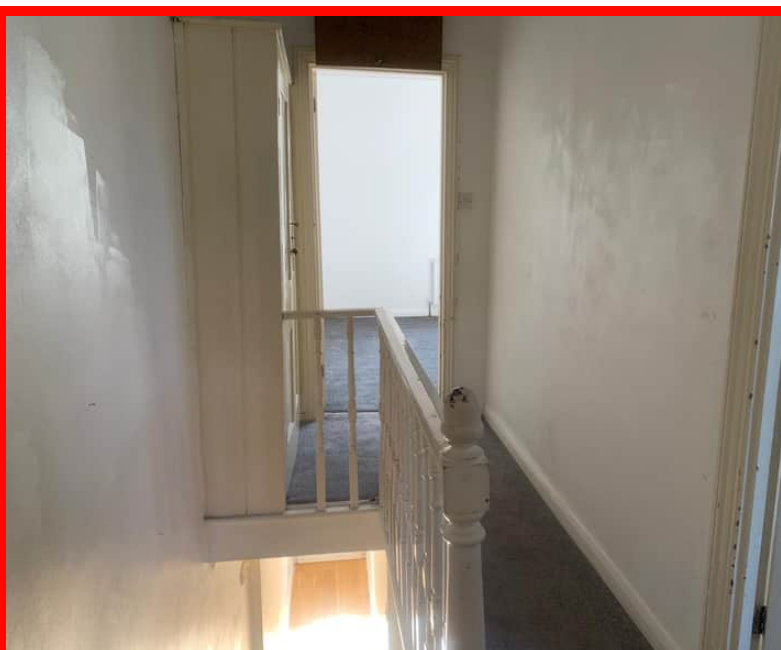
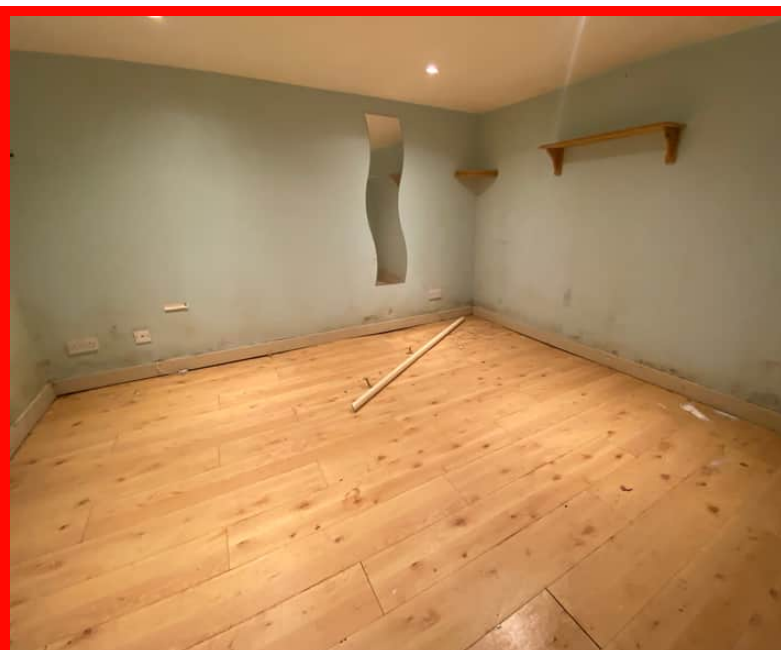
3.48m x 3.36m (11' 5" x 11' 0") Double glazed window to front, carpet as laid, radiator

Bedroom 2

3.74m x 2.46m (12' 3" x 8' 1") Double glazed window to rear, carpet as laid, radiator

Garden

Patio and good size lawned area, wall surround,



MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,717.58

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

EPC Rating: D (61)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?
No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

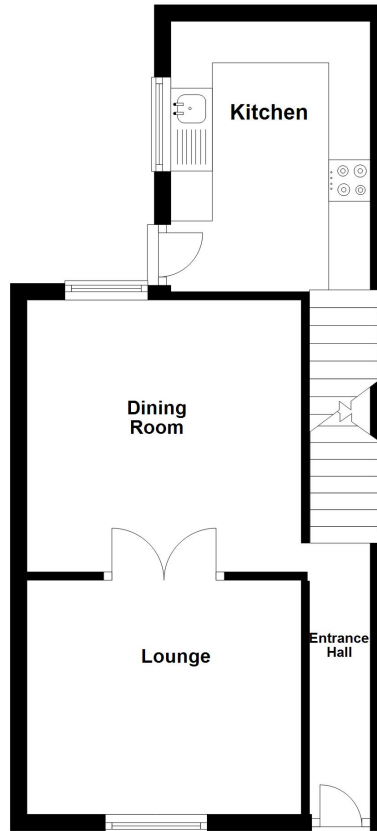


FLOORPLAN & EPC



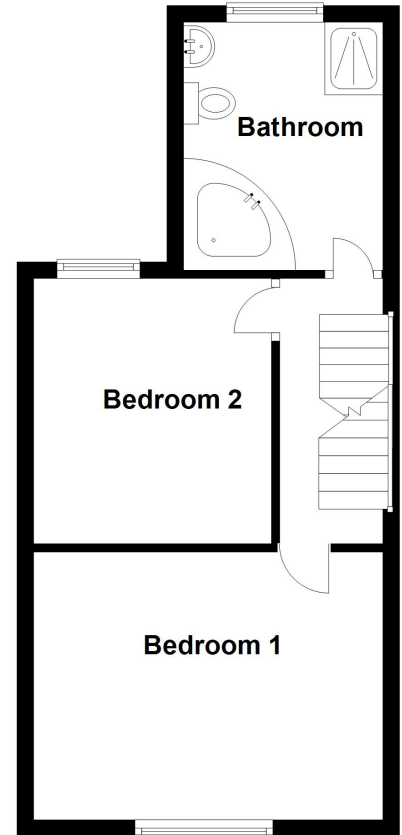
Ground Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



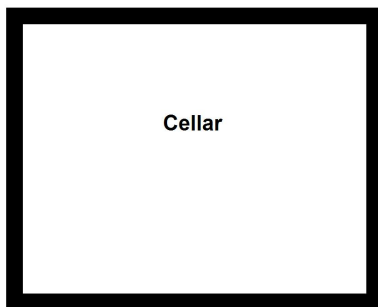
First Floor

Approx. 20.9 sq. metres (225.4 sq. feet)



Basement

Approx. 13.5 sq. metres (144.9 sq. feet)



Total area: approx. 68.2 sq. metres (734.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Just Jo's Property Services
 5, Compass Close, Rochester, ME1 3AX
 01634 307979
info@justjospropertyservices.co.uk