



Beresford Road | Gillingham, ME7 4ES



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Offers Over £210,000

Freehold

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## Beresford Road, Gillingham

Three bedroom Victorian terrace home centrally located to Gillingham Town Centre and mainline train station.

### Property Features

- 0.3 miles from Gillingham train station
- Ideal first time buy
- Great BTL investment opportunity
- Within catchment to several local schools
- In need of modernisation
- Ground floor bathroom
- Council Tax Band B (£1,368 p/yr.)
- 13 minute walk to Medway Maritime Hospital





## Interior

**Lounge** 3.48m x 3.38m (11'5" x 11'1") Entrance door to front. Double glazed window to front. Feature fireplace. Stairs to first floor. Radiator. Carpet.

**Dining Room** 3.38m x 3.07m (11'1" x 10'1") Double glazed door to garden. Under stairs storage cupboard. Radiator. Carpet.

**Kitchen** 2.57m x 2.24m (8'5" x 7'4") Double glazed window to side. Wall and base units with work tops. Plumbing for washing machine. Space for fridge freezer. Built in electric oven and gas hob. Stainless steel sink. Concrete floor.

**Ground Floor Bathroom** 2.24m x 1.45m (7'4" x 4'9") Frosted double glazed window to side and rear. Low level wc. Wash hand basin. Bath with overhead shower. Part tiled walls.

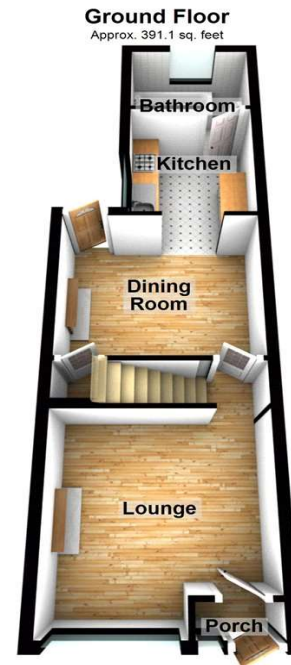
**Bedroom One** 3.38m x 3.07m (11'1" x 10'1") Double glazed window to front. Storage cupboard. Radiator. Carpet.

**Bedroom Two** 3.38m x 3.07m (11'1" x 10'1") Double glazed window to rear. Storage cupboard. Radiator. Carpet.

**Bedroom Three** 2.57m x 2.26m (8'5" x 7'5") Double glazed window to rear. Radiator. Carpet.

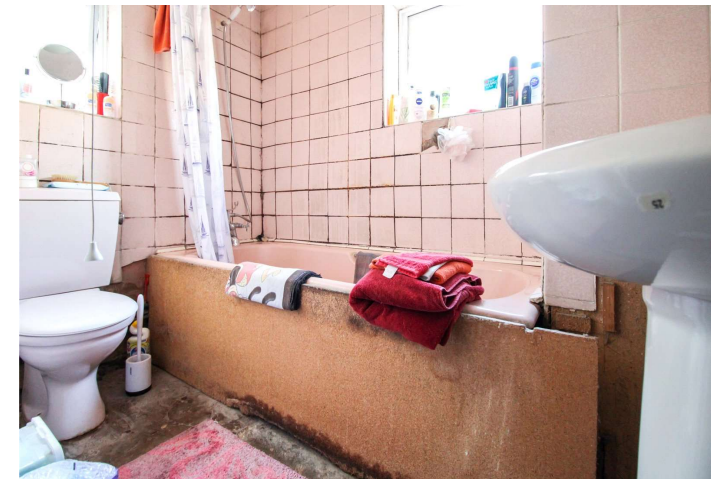
## Exterior

The rear garden is approx. 60ft and is laid to lawn. Gated rear access. West facing garden.



Total area: approx. 742.1 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content. Plan produced using PlanUp.

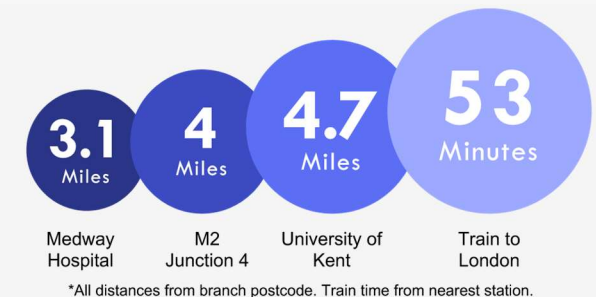






## Property Location

Beresford Road, Gillingham, ME7 4ES



## Additional Information

Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Silver Blades Ice Rink, the Ski & Snowboard centre and Great Lines Heritage Park.

## FOR MORE INFORMATION CONTACT US TODAY.

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