



**ROBINSON  
MICHAEL  
& JACKSON**  
LOCAL OFFICE  
01634 263000  
**FOR SALE**

Albany Road | Gillingham, Kent, ME7 4HW

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Offers Over £250,000 Freehold

**ROBINSON MICHAEL & JACKSON**  
Our service will *move* you

## Albany Road, Gillingham

Robinson Michael and Jackson are delighted to offer this stunning example of a two bedroom home situated in Upper Gillingham.

### Property Features

- Council Tax: B
- EPC Rating: C
- 898.4 Square Feet
- 0.48 Miles to Gillingham Train Station
- Modernized throughout
- Beautiful Kitchen/Diner
- Conservatory
- Utility Cupboard and Downstairs Cloakroom
- Landscaped Garden
- Upstairs Bathroom
- Viewing Highly Recommended



## Interior

**Porch** Double glazed door to front.

**Entrance Hall** Stairs to first floor. Radiator. Laminate flooring.

**Lounge** 4.27m x 3.05m (14' x 10') Double glazed window to front. Fireplace in surround. Laminate flooring.

**Down Stairs Cloakroom** Double glazed window to side. Low level WC.

**Conservatory** 3.43m x 2.34m (11'3" x 7'8") Double glazed door to rear.

**Kitchen** 4.78m x 3.48m (15'8" x 11'5") Double glazed french door to rear. Range of wall and base units with work surface over. Fitted electric oven and gas hob. Sink unit. Laminate flooring.

**Utility Cupboard** Plumbing for washing machine and tumble dryer. Carpet.

**Landing** Access to boarded loft.

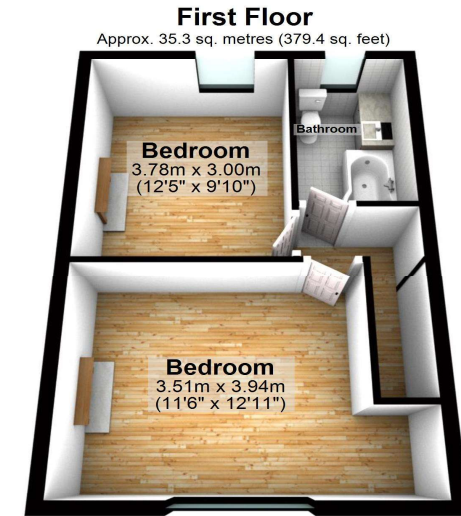
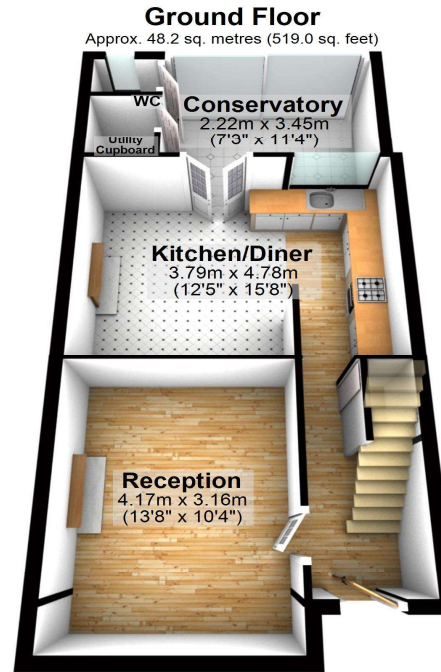
**Bedroom One** 4.75m x 3.48m (15'7" x 11'5") Double glazed window to front. Radiator. Carpet.

**Bedroom Two** 3.76m x 2.97m (12'4" x 9'9") Double glazed window to rear. Carpet. Radiator.

**Bathroom** 2.8m x 1.63m (9'2" x 5'4") Double glazed window to rear. Low level WC. Pedestal hand wash basin. Panelled bath with shower over. Wall mounted boiler. Heated towel rail. Vinyl flooring.

## Exterior

**Rear Garden** 18.3m (60') Mainly laid to lawn. Patio area. Rear pedestrian access.



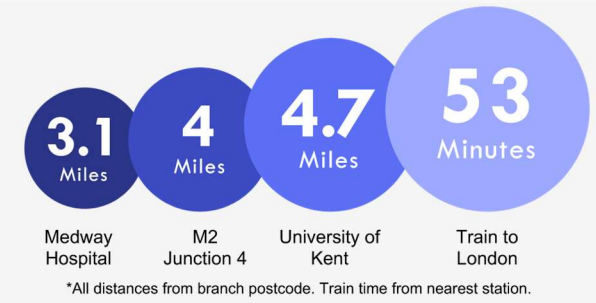
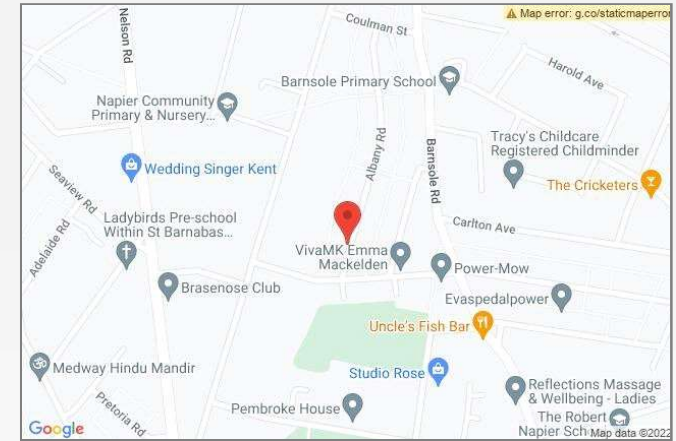
Total area: approx. 83.5 sq. metres (898.4 sq. feet)





## Property Location

Albany Road, Gillingham, Kent, ME7 4HW



## 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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