



## 152 Broadway, Gillingham, ME8 6DR

This Semi Detached Home Would Make An Ideal Base For Any Family & Is Offered With No Onward Chain.

An Ideal Family Home For You To Be Able To Put Your Own Stamp On. In Need Of Some Updating The Property Boasts Well Proportioned Accommodation, Enclosed Rear Garden As Well As A Garage & Driveway. Conveniently Located The Property Is Well Placed For Shops, Schools & Access To The M2 & Medway Tunnel.

- Semi Detached House
- Garage & Drive
- Viewing Recommended
- 3 Bedrooms
- In Need Of Updating
- No Onward Chain

**£280,000**

# 152 Broadway

Rainham, Gillingham, ME8 6DR



## Entrance Hall

## Lounge

14'1" x 10'9" (4.30 x 3.30)

## Kitchen/Diner

17'2" x 8'8" (5.25 x 2.65)

## Bedroom 1

10'11" x 10'9" (3.35 x 3.30)

## Bedroom 2

11'5" x 8'2" to the wardrobes (3.48m x 2.49m to the wardrobes)

## Bedroom 3

8'10" x 8'6" (2.70 x 2.60)

## Bathroom

6'4" x 5'10" (1.95 x 1.80)

## Rear Garden

30 (9.14m)

## Garage & Driveway

## Agents Note

### VIEWING ARRANGEMENTS

Strictly by prior appointment with Jacksons on 01634 37 37 37

## MEASUREMENTS

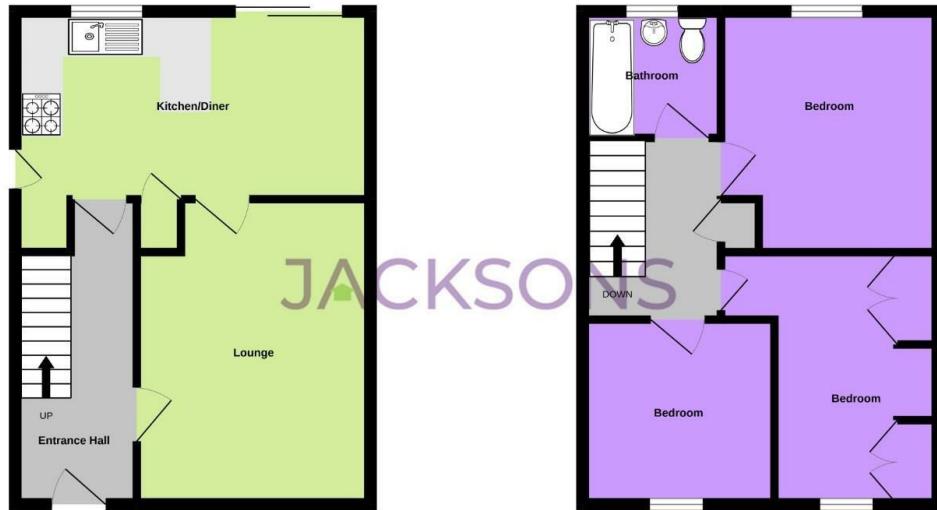
All Measurements Are Approximate. These sales particulars have been prepared by Jacksons Estate Agents upon the instructions of the vendor(s). Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given. Accordingly the prospective buyer(s) must make their own enquiries regarding such matters.

## ADDITIONAL SERVICES

To enable you to budget for your move, we are able to provide you with a complete breakdown of all expenses associated with moving, including legal fees, survey fees, early repayment charges, removal fees and all aspects of mortgage charges.

Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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, fittings and equipment have not been tested and no guarantee is given as to their operability or efficiency can be given.

Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC