

4 Bed Terraced In Beechings Road , Gillingham, ME8 6NF

£285,000





SHORT DESCRIPTION

Property Ref: 13864 Nicely Presented 3/4 Bedroom Terraced House Modern Fitted Kitchen/Dining Room Utility Room Front and Rear Gardens EPC Rating: D57 Council Tax Band: B Located in Gillingham, this property benefits from high-speed rail links to London and easy access to the M2 motorway. Ground Floor: Lounge/Diner: 15'11 x 10'7 Kitchen: 13'10 x 9'8 Utility Room: 8'3 x 6'5 Second Floor: Bedroom 1: 10'7 x 10'7 Bedroom 2: 10' x 7 Bedroom 3: 8'10 x 8'3 Bedroom 4 (off Bedroom 3): 8'11 x 7'5 Bathroom: 15'1 x 7'1 Separate WC Garden: Front and rear (All sizes approximate). The property is sold with vacant possession upon completion. It is currently let on an Assured Shorthold Tenancy at £1,150 PCM, with the tenant wishing to stay should the buyer be an investor. Disclaimer: To the best of our knowledge, the information provided is accurate. While we take reasonable care to ensure its correctness, we cannot guarantee this and do not provide any warranty or representation regarding the content. We reserve the right to amend the information at any time. We accept no liability for any loss or damage arising from these details...



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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Energy performance certificate (i) x +

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Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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