

Connells

Livingstone Road
GILLINGHAM

Livingstone Road
GILLINGHAM ME7 2EH

for sale offers over
£250,000







Property Description

The property has benefited from a number of recent improvements, including a stylish new kitchen and contemporary new bathroom, providing the perfect blend of modern design, practicality and comfort. The accommodation offers well-proportioned living space arranged over two floors, with three bedrooms providing excellent flexibility for families, home working or those looking for additional guest accommodation.

On entering the property, you are welcomed into a comfortable and versatile home with a fresh, contemporary feel. The principal living accommodation provides an inviting space for relaxing and entertaining, while the newly fitted kitchen offers a smart and functional environment for everyday cooking and dining.

The newly installed bathroom has also been thoughtfully designed, offering a clean and contemporary finish and complementing the improvements made throughout the home.

To the first floor are three well-proportioned bedrooms, providing ample space for a growing family or the flexibility to create a dedicated home office, dressing room or guest bedroom if required. The accommodation is complemented by the property's practical layout and generous storage potential.

Externally, the property benefits from a rear garden, offering a valuable private outdoor space that can be enjoyed throughout the warmer months. Whether used for outdoor dining, entertaining, gardening or simply relaxing.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.















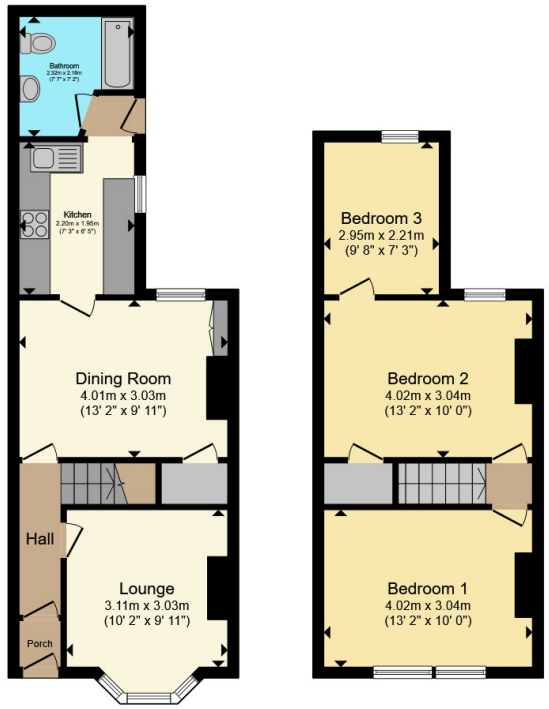

Total floor area 76.6 m² (825 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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21 High Street
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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RAL104271

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.