



Price
£375,000

Freehold

4x  1x  2x 

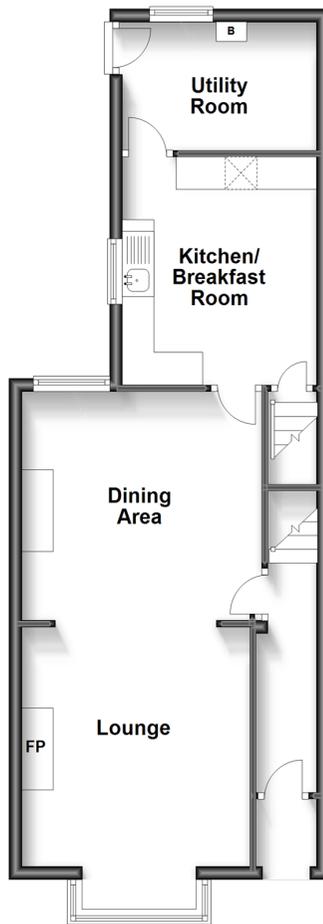
**Napier Road,
Gillingham, Kent, ME7**

OVER 60?

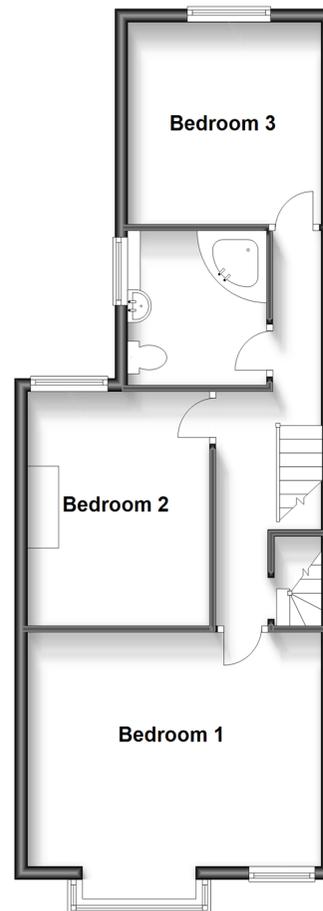
Secure this property
for up to **59% less!**

Wards
Helping you move forwards

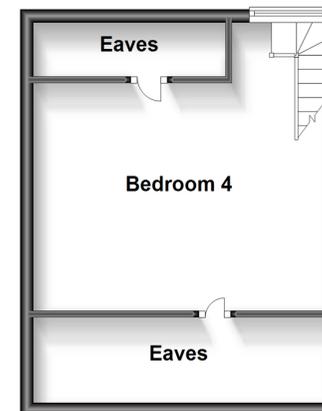
Ground Floor
Approx. 50.5 sq. metres (543.3 sq. feet)



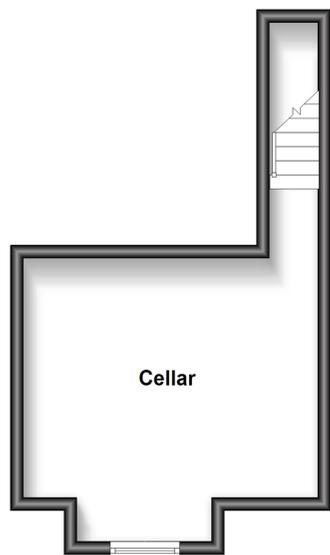
First Floor
Approx. 51.5 sq. metres (554.5 sq. feet)



Second Floor
Approx. 27.1 sq. metres (291.3 sq. feet)



Basement
Approx. 21.2 sq. metres (228.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Dining Area: (L-shaped) 14'2 into bay x 11'7 (4.32m x 3.53m) plus 12'5 x 11'7 (3.79m x 3.53m)

Kitchen/Breakfast Room: 11'9 x 9'9 (3.58m x 2.97m)

Utility Room: 9'9 x 6'4 (2.97m x 1.93m)

BASEMENT

Cellar: 15'3 x 11'8 into bay (4.65m x 3.56m)

FIRST FLOOR

Landing

Bedroom 1: 15'4 x 14'7 into bay (4.68m x 4.45m)

Bedroom 2: 11'9 x 10'0 (3.58m x 3.05m)

Bedroom 3: 11'8 x 10'0 (3.56m x 3.05m)

Bathroom

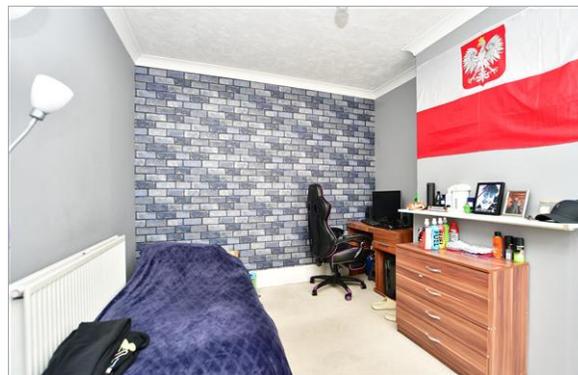
SECOND FLOOR

Bedroom 4: 13'7 x 11'10 at widest point (4.14m x 3.61m)

OUTSIDE

Front Garden

Rear Garden



Main features

- Semi-detached Edwardian house with separate bedrooms and upstairs bathroom
- Situated in a conservation area
- Kitchen/Breakfast Room and useful Utility Room
- Gas central heating & double glazing
- Potential for off-road parking to the front (subject to necessary planning consents)



Nearest Schools

Primary Schools: Byron Primary 0.1 miles, Napier Community Primary and Nursery School 0.3 miles, Barnsole Junior School 0.3 miles
Secondary Schools: Chatham Grammar for Girls 0.3 miles, Robert Napier 0.3 miles, Brompton Academy 0.6 miles



Transport Information

Train Stations: Gillingham 0.6 miles, Chatham 1.4 miles, Rochester 1.8 miles



Address

Napier Road, Gillingham, Kent, ME7



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Gillingham Branch 01634 851191 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
E(50)	C(78)

10926957/20230711/JS/GS