

# **FOR SALE**

## **TERRACE TOWN HOUSE**

**(INVESTMENT PROPERTY)**



**279 CANTERBURY STREET, GILLINGHAM**

**KENT, ME7**

# 279 CANTERBURY STREET, GILLINGHAM, ME7 5XN

## IDEAL BUY TO LET

AU CONSULTANCY are delighted to offer for sale this Three SEPARATE Bedroom family home situated a short walk from Gillingham Town Centre.

Internal benefits include a lounge, separate dining area, fitted kitchen and shower room to the ground floor. The first floor has Three separate bedrooms with a Jack & Jill shower room. The property also has the added benefit of a converted cellar & loft room.

Please call us now to arrange your internal viewing.

- Three Separate Bedrooms
- No Onward Chain
- Close to Town Centre • Converted Cellar
- Loft Room
- Rear Garden

## INVESTMENT PROPERTY

- Has achieved £1,000 PCM in the recent past and could achieve £1,150 PCM going forward as a single let.
- Has greater potential to generate a bigger income if converted to a HMO (subject to planning).
- Inviting offers in the region of £275,000

## LOCATION:

The premises has been recently fully refurbished, sits in an established and busy retail parade close to Tesco, fronting the main A26 St Johns' Road. It is approximately ¾ of mile from the town centre.

### Lounge

10'6 x 10'5 (3.20m x 3.18m)

### Dining Room

13'8 x 10'1 (4.17m x 3.07m)

### Kitchen

9'11 x 7'2 (3.02m x 2.18m)

### Shower Room

7'5 x 4'7 (2.26m x 1.40m)

### Cellar

11'11 x 9'5 (3.63m x 2.87m)

### Bedroom

13'8 x 10'5 (4.17m x 3.18m)

### Bedroom

10'2 x 9'10 (3.10m x 3.00m)

### Bedroom

10'0 x 7'2 (3.05m x 2.18m)

### Loft Room

12'5 x 11'0 (3.78m x 3.35m)

PHOTOS:



# 279 CANTERBURY STREET, GILLINGHAM, ME7 5XN

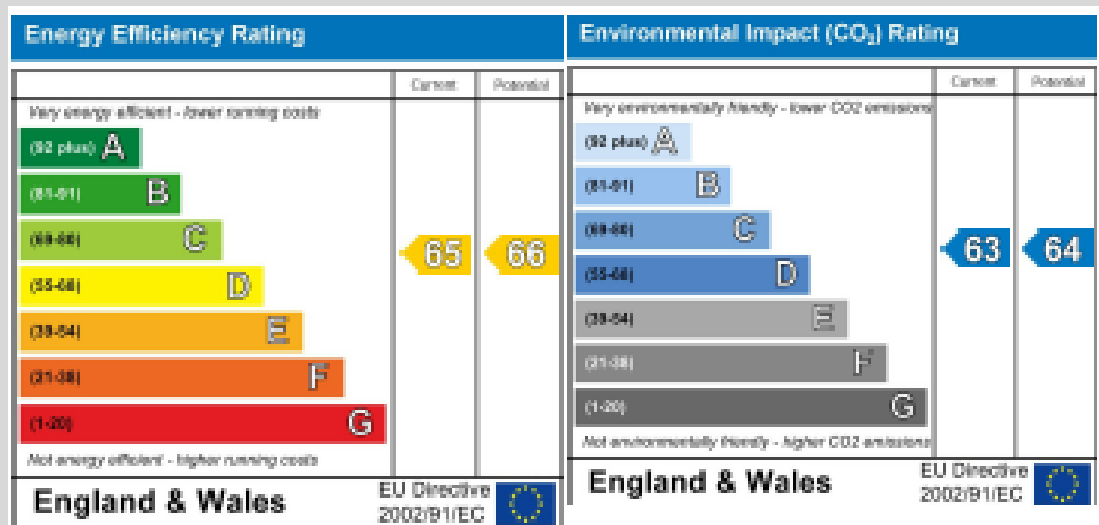
## FLOOR PLAN:



## MAP OF LOCATION:



EPC:



#### LEGAL COSTS:

Each party is responsible for their own costs incurred in the transaction. An undertaking for the landlord's abortive legal costs shall be required.

#### VIEWINGS:

Strictly by prior appointment through the sole letting agents **AU CONSULTANCY**

Contact Amal Uddin – [au@auconsultancy.co.uk](mailto:au@auconsultancy.co.uk) or **01892 315 938**.

## INVITING OFFERS IN THE REGION OF £275,000

Subject to Contract, Availability, Satisfactory Accounts & References – A security Deposit will be required.

#### IMPORTANT NOTE

Property Misdescriptions Act: AU CONSULTANCY for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of AU CONSULTANCY has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.