



REAL ESTATE

ESTATE AGENCY : REDEFINED



Pembroke Gardens, Gillingham ME8 8TD

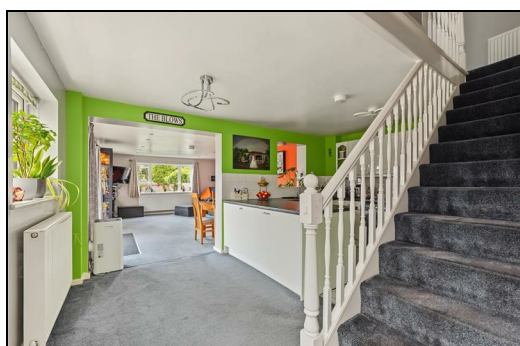
Asking Price £400,000

This well-presented and extended four-bedroom semi-detached home is situated in a popular cul-de-sac and offers spacious, versatile accommodation ideal for a growing family.

The property benefits from four bedrooms, including an en-suite to one of the bedrooms,, a large lounge area perfect for entertaining along with off-road parking for up to three vehicles.

Conveniently positioned for local amenities, shops and transport links, including easy access to the A2, this is a fantastic family home in a sought-after location.

Early viewing is highly recommended to fully appreciate everything this property has to offer.



Kitchen/Diner	15'11 x 11'07 (4.85m x 3.53m)
Lounge	14'08 x 18'07 (4.47m x 5.66m)
Bedroom One	11'03 x 8'11 (3.43m x 2.72m)
Bedroom Two	10'9 x 11'03 (3.28m x 3.43m)
Ensuite	11,02 x 4'10 (3.35m,0.61m x 1.47m)
Bedroom Three	8'07 x 8,07 (2.62m x 2.44m,2.13m)
Bedroom Four	6,10 x 8'07 (1.83m,3.05m x 2.62m)
Bathroom	6'11 x 5'5 (2.11m x 1.65m)

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	87	87
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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