



Two Bedroom Terraced House
Arden Street, Gillingham, Kent, ME7 1HR

Offers in Excess of £220,000
Freehold

Arden Street, Gillingham, Kent, ME7 1HR

Offers in Excess of £220,000

Freehold

Description

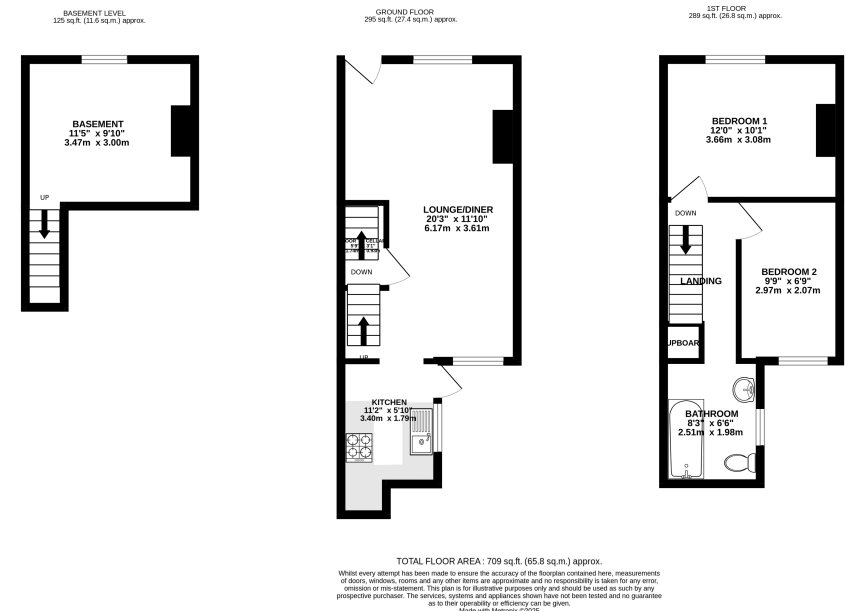
This charming property is ready for you to put your own personal touch on. Conveniently located within walking distance of the local High Street and Gillingham Train Station, offering high-speed links to London and the coast, everything you need is right at your doorstep! As you step inside, you'll find a spacious open plan living and dining area, perfect for relaxing or entertaining guests. The kitchen offers a great foundation to create your ideal culinary space. The versatile cellar offers ample storage or the potential to transform into a home office, hobby room, or cozy retreat. Upstairs, the property features two generously sized bedrooms, providing plenty of room for family or guests, along with a well-appointed family bathroom. Externally, the garden is a good size, it's currently overgrown but presents a fantastic opportunity for you to design your perfect outdoor haven with a little care and creativity. The property does require modernisation throughout, but it offers an exciting opportunity to truly make it your own, so call the Greyfox Sales team in Rainham today to arrange your viewing!

Key Features

- Two Bedroom Terraced House
- Offered with No Onward Chain
- Separate Upstairs Bathroom
- Open Plan Living/Dining
- 0.4 Miles to Gillingham Train Station
- Walking Distance to Local High Station
- Handy Cellar
- Rear Garden Measuring Approx. 50ft x 14.10ft

Local Area

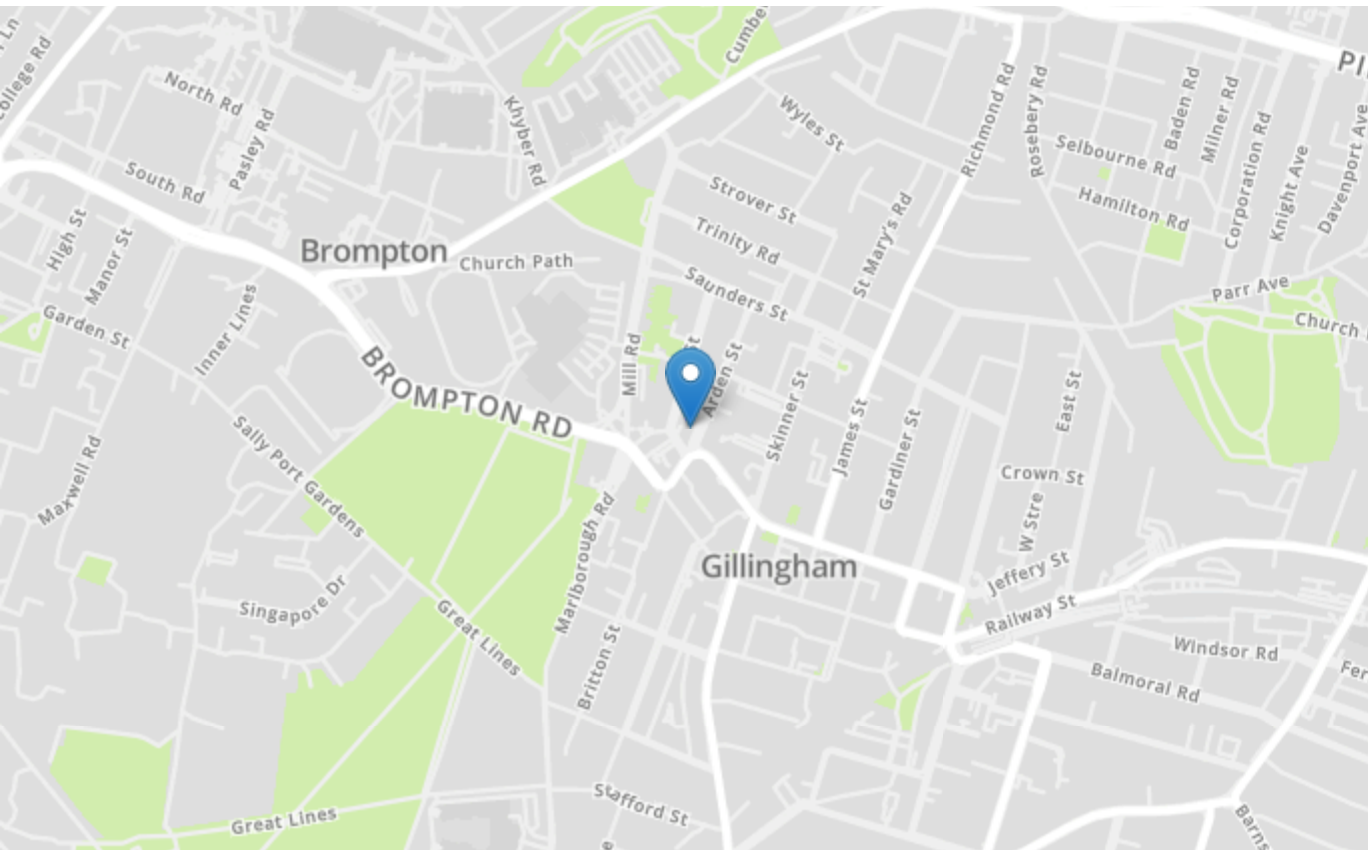
Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre Gillingham offers a host of amenities including ice skating, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.





Property Location

Arden Street, Gillingham, Kent, ME7 1HR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band B

Greyfox Walderslade

Unit 2, Thetford House
 Walderslade Village Centre
 Walderslade Road
 Chatham
 Kent
 ME5 9LR
 Tel: 01634 672227 Email:
 walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street
 Rainham
 Kent
 ME8 7HS
 Tel: 01634 377737 Email:
 rainham@greyfox.co.uk

Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.