



Three Bedroom Terraced House
Sanctuary Road, Twydall, Gillingham, Kent, ME8 6BP

Guide Price £260,000
Freehold

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Description

****Guide Price £260,000-£280,000**** Positioned in a popular and convenient location in Twydall, Gillingham - this well-proportioned 1930s mid-terrace house presents a fantastic opportunity for buyers looking to create a beautiful period family home. Offered to the market chain free, the property is ready for someone to come in and put their own stamp on it. The accommodation begins with an entrance hall leading to a separate sitting room featuring a classic bay window, alongside a dining room ideal for family living and entertaining. To the rear, the kitchen provides direct access out to the garden. Upstairs, the property offers two generous double bedrooms, a further single bedroom, and a family bathroom. Externally, the home benefits from a courtyard-style front garden, while to the rear there is an impressive approximately 75ft long garden, providing ample outdoor space and access to a single garage located at the end of the lawn. With its period charm, well-balanced layout and excellent potential, this property is an ideal purchase for families and buyers seeking a home they can truly make their own. Contact the Greyfox sales team in Rainham to arrange a viewing before it is sold!

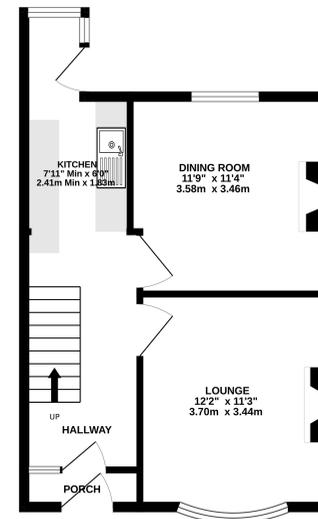
Key Features

- Chain Free!
- 1930's Mid-Terrace House
- Three Sizeable Bedrooms
- Popular Residential Location
- Separate Living & Dining Rooms
- Single Garage
- Ideal First Time Buy or Investment
- 75ft Rear Garden Approx.

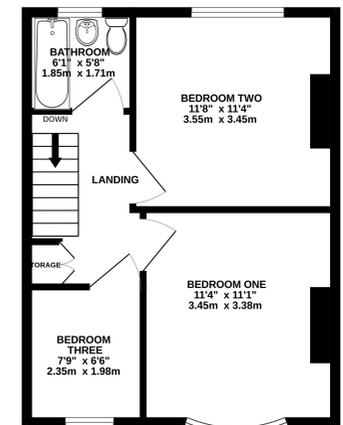
Local Area

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.

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



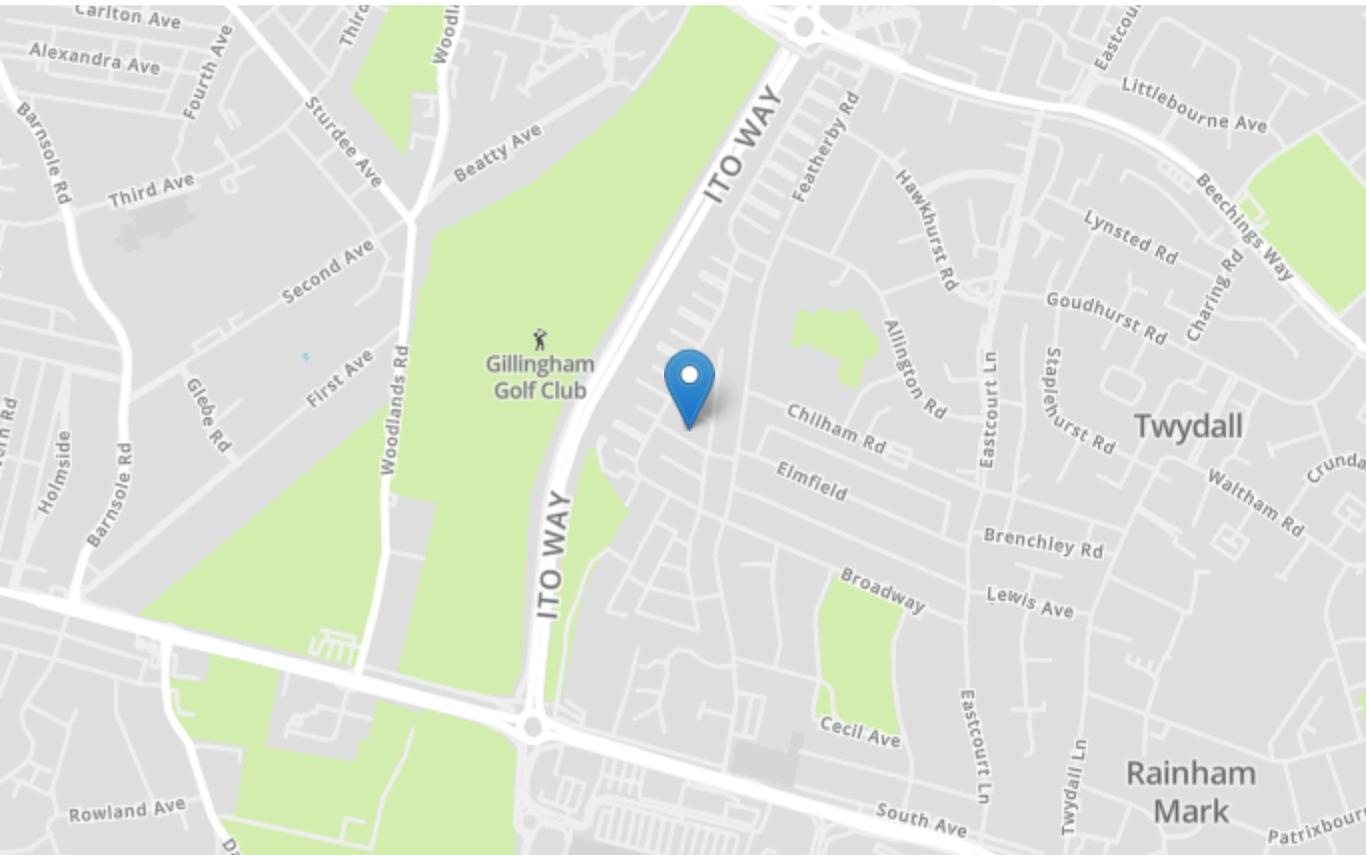
TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(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 C

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Agent Notes

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