



Three Bedroom Terraced House
Grange Road, Gillingham, Kent, ME7 2UH

Offers in Excess of £360,000
Freehold

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Description

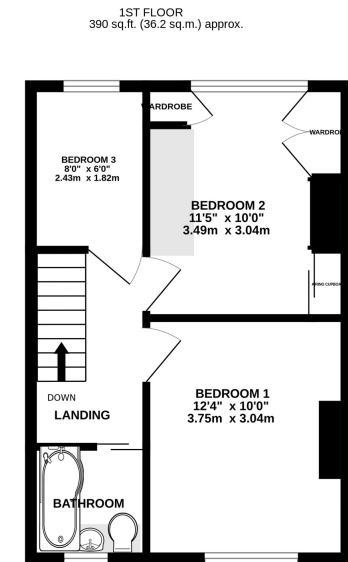
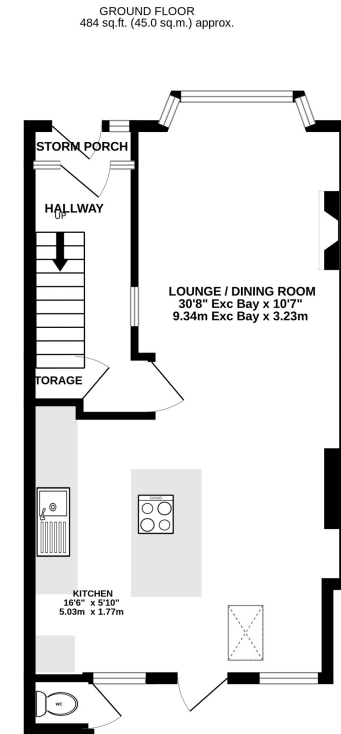
This charming three-bedroom family home boasts stunning views and is sure to capture the interest of potential buyers quickly giving you a feel of living in the countryside whilst still being close to plenty of amenities. You are greeted by a convenient storm porch, leading into a hallway that offers ample storage space. The cosy lounge features a gas fireplace, creating a warm and inviting atmosphere, and is seamlessly open to the kitchen and dining area, which is perfect for entertaining friends and family. Additionally, a rear extension enhances the living space. Upstairs, you'll find two generous double bedrooms that offer plenty of space and natural light, along with a well-proportioned single bedroom and a modern family bathroom. Externally the established rear garden is generously sized and provides a lovely outdoor retreat for relaxation and play and benefits from a handy outside w/c! The rear garage adds practicality, offering additional storage space or parking for your convenience. The front also boasts a mature garden that could potentially be converted into a driveway STRP but plenty of on street parking is also available. On the roof, solar panels are owned outright allowing the property to be both energy and cost efficient. The location of this home is a true oasis and it offers plenty of potential to extend STRP, its bound to be popular so call the Greyfox sales team in Rainham to arrange your viewing.

Key Features

- Three Bedroom Terraced Home
- Semi Rural Sought After Location
- Popular Schools within 2.5 miles
- Open Plan Living & Upstairs Bathroom
- Solar Panels
- Garage To The Rear With Available On Street Parking
- Close To Riverside Country Park
- Rear Garden Measuring Approx 71 x 17ft & Benefitting From a Handy Outside W/C

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.



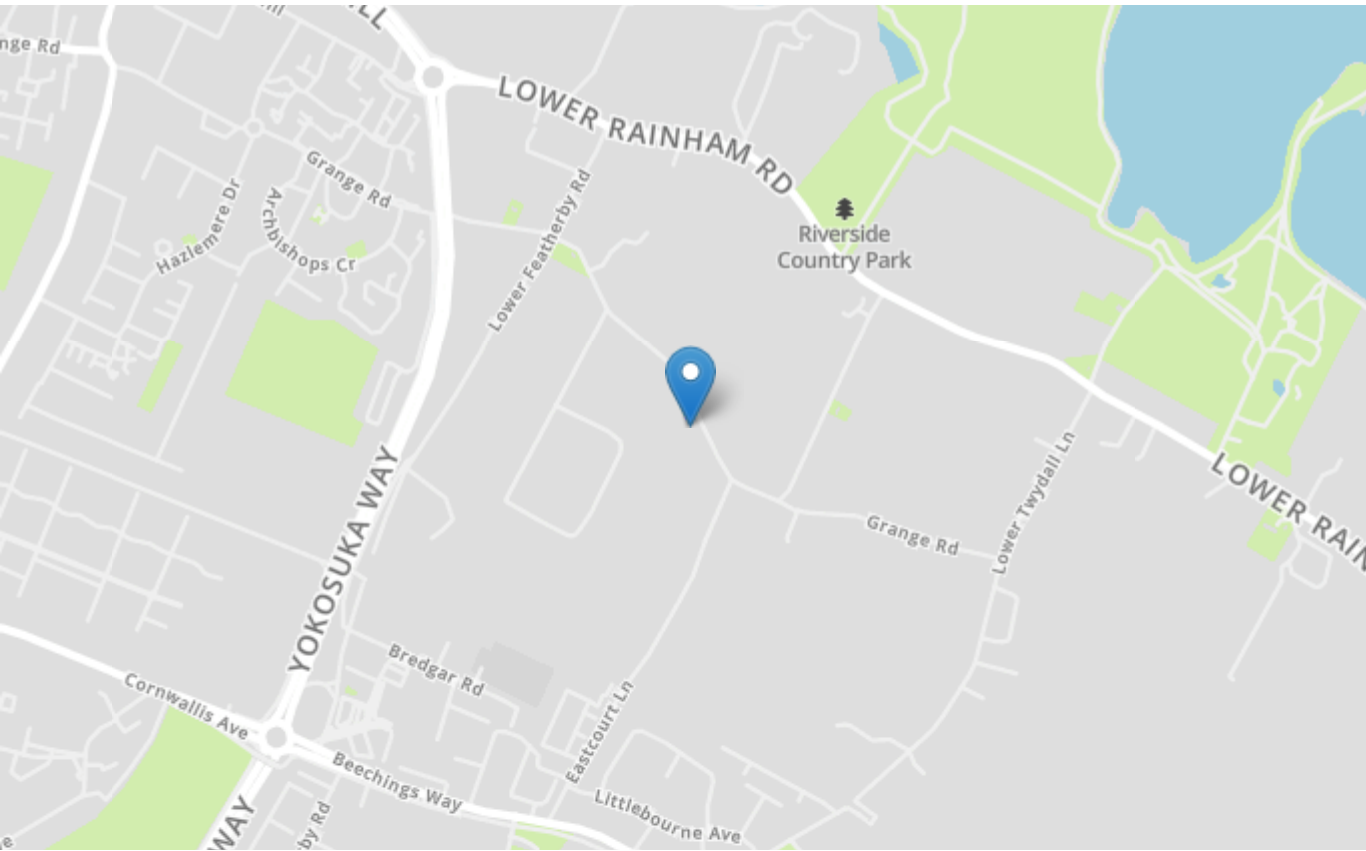
TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

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	81	87
(69-80)	C		
(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 C

Greyfox Walderslade

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Agent Notes

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