



Three Bedroom Terraced House  
Livingstone Road, Gillingham, Kent, ME7 2EH

Guide Price £240,000  
Freehold

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### Description

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This charming three-bedroom mid-terrace period property. Beautifully presented and well maintained throughout, the home seamlessly combines period character with modern living. The ground floor features two inviting reception rooms that provide flexible space for both dining and relaxation. The recently refurbished kitchen has been thoughtfully designed with contemporary fittings and finishes, leading conveniently to a well-appointed ground floor bathroom. Upstairs, the property offers two generous double bedrooms, with the third bedroom accessed via the second. The property also benefits from a useful cellar, ideal for storage, a home gym, or a workshop space, adding valuable versatility to the home. To the rear, there is an attractive and easy-to-maintain north-east facing garden, measuring approximately 16.07 metres in length, offering ample space for outdoor dining, entertaining, or simply relaxing. In our opinion, the property is ready to move straight into and would suit buyers seeking a home that requires minimal work. Conveniently located, the property lies within approximately 0.5 miles of Gillingham train station, providing excellent transport links for commuters. The area also offers a range of local amenities including shops, cafes, and schools, as well as easy access to major routes such as the A2 and M2, making travel to London or surrounding areas straightforward. Overall, this is a delightful home that combines traditional charm with practical modern living in a highly convenient location. Early viewing is highly recommended to fully appreciate all that this property has to offer. Contact our sales team today to arrange your appointment and avoid disappointment.

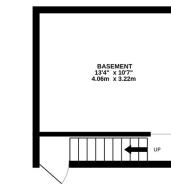
### Key Features

- Attractive three bedroom mid-terrace period property
- Two reception rooms offering flexible living and dining space
- Modern kitchen with contemporary fittings
- Ground floor family bathroom
- Bedroom three accessed via bedroom two
- Ideal for buyers who want minimal work done to the property
- Useful cellar space ideal for storage, home gym, or workshop
- North-East facing rear garden measuring approximately 16.00m x 4.00m

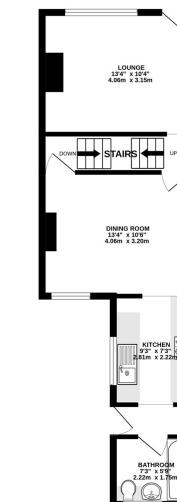
### Local Area

Gillingham is a large town in the unitary authority area of Medway in the ceremonial county of Kent, England. The town forms a conurbation with neighbouring towns Chatham, Rochester, Strood and Rainham. It is also the largest town in the borough of Medway. The town grew along the road from Brompton on the great lines (military barracks), to the railway station. As such it was a linear development. Close by was the road along the shore line, linking The Strand, and the tiny village of Gillingham Green. Later, communities developed along the top road - Watling Street - turnpike linking Chatham with Dover. All these communities merged into the town that is called today Gillingham.

BASMENT  
179 sq ft. (16.2 sq m.) approx.



GROUND FLOOR  
441 sq ft. (41.0 sq m.) approx.



1ST FLOOR  
379 sq ft. (34.9 sq m.) approx.



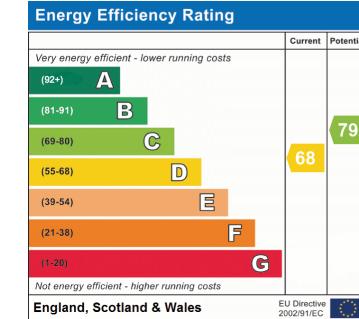
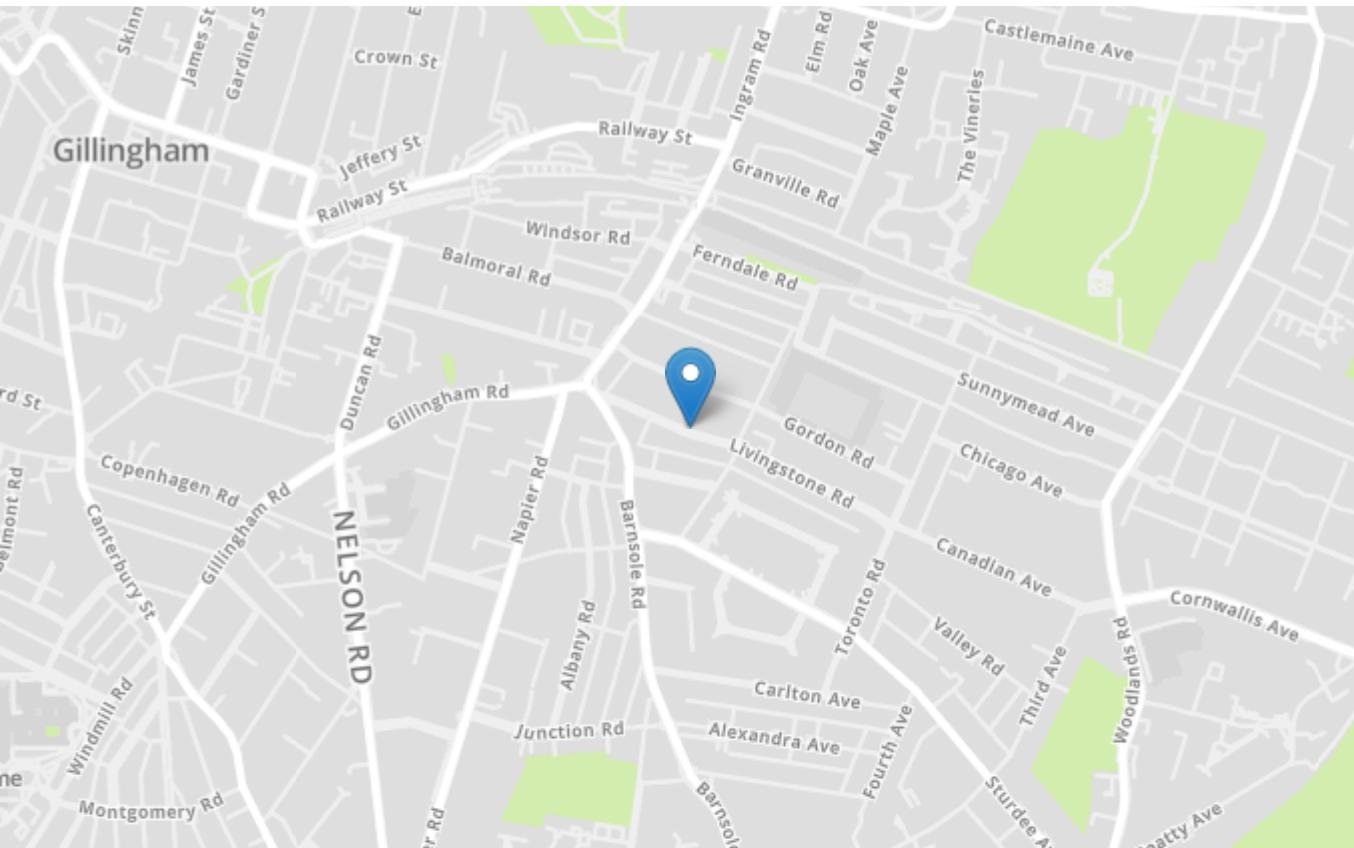
TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas 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

Livingstone Road, Gillingham, Kent, ME7 2EH



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

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### Agent Notes

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