



Two Bedroom Chalet

Hamilton Road, Gillingham, Kent, ME7 1QL

Fixed Price £215,000

Freehold

## Hamilton Road, Gillingham, Kent, ME7 1QL

Fixed Price £215,000

Freehold

### Description

A well-presented two-bedroom semi-detached chalet bungalow situated in a popular Gillingham location, ideally positioned within walking distance of Gillingham mainline train stations, the town centre, and a wide range of local amenities. The property also benefits from pleasant views overlooking a nearby park. The ground floor offers a generously sized lounge/dining room, a generous double bedroom with built-in wardrobes, a well-appointed fitted kitchen, and a spacious family bathroom. To the first floor is a further double bedroom, providing flexible accommodation. Externally, the rear garden is a great size and designed for low maintenance, making it ideal for entertaining. Side access leads through to the front garden, completing this attractive home.

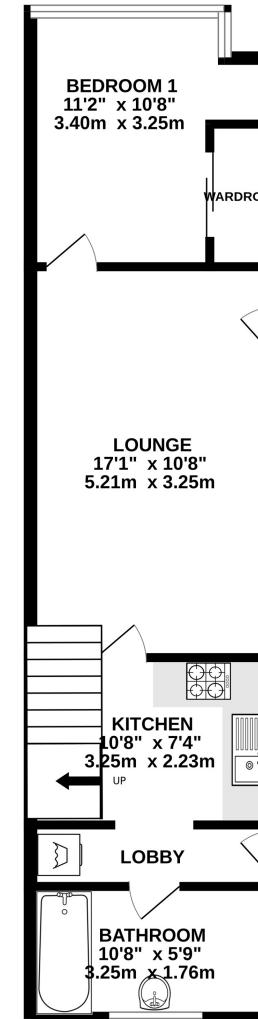
### Key Features

- Semi-Detached Chalet Bungalow
- Fantastic Outlook Overlooking A Park
- Perfect First Time Buy Or Potential Investment Opportunity
- Two Generous Double Bedrooms
- Spacious Separate Family Bathroom
- Plenty Of Amenities Nearby
- 0.5 Miles To Gillingham Train Station
- Low Maintenance Rear Garden With Outbuilding Measuring Approx 32ft x 16ft

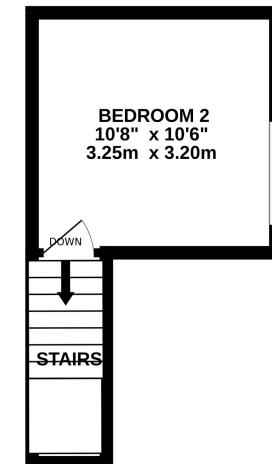
### Local Area

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  
465 sq.ft. (43.2 sq.m.) approx.



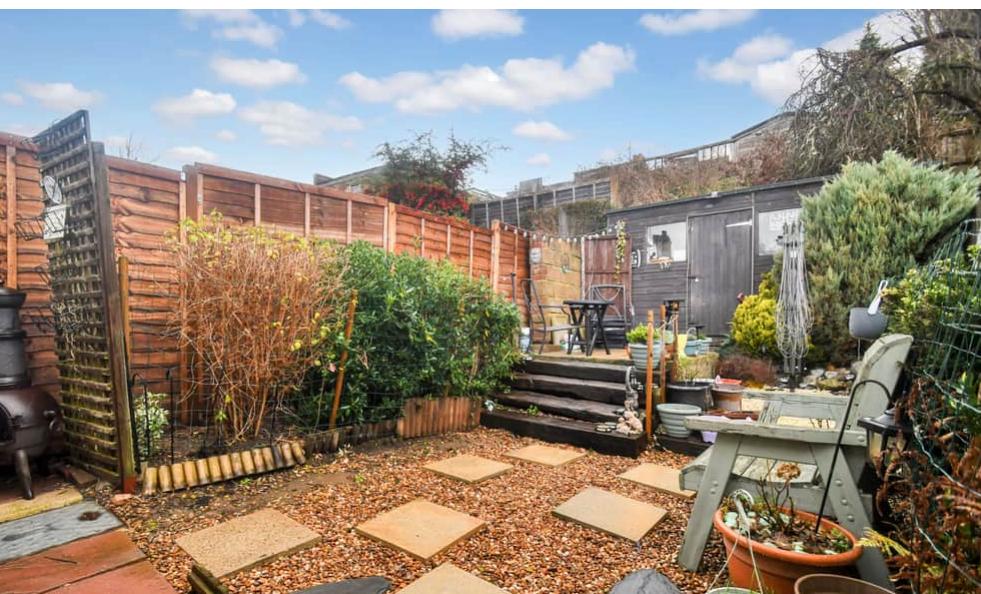
1ST FLOOR  
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

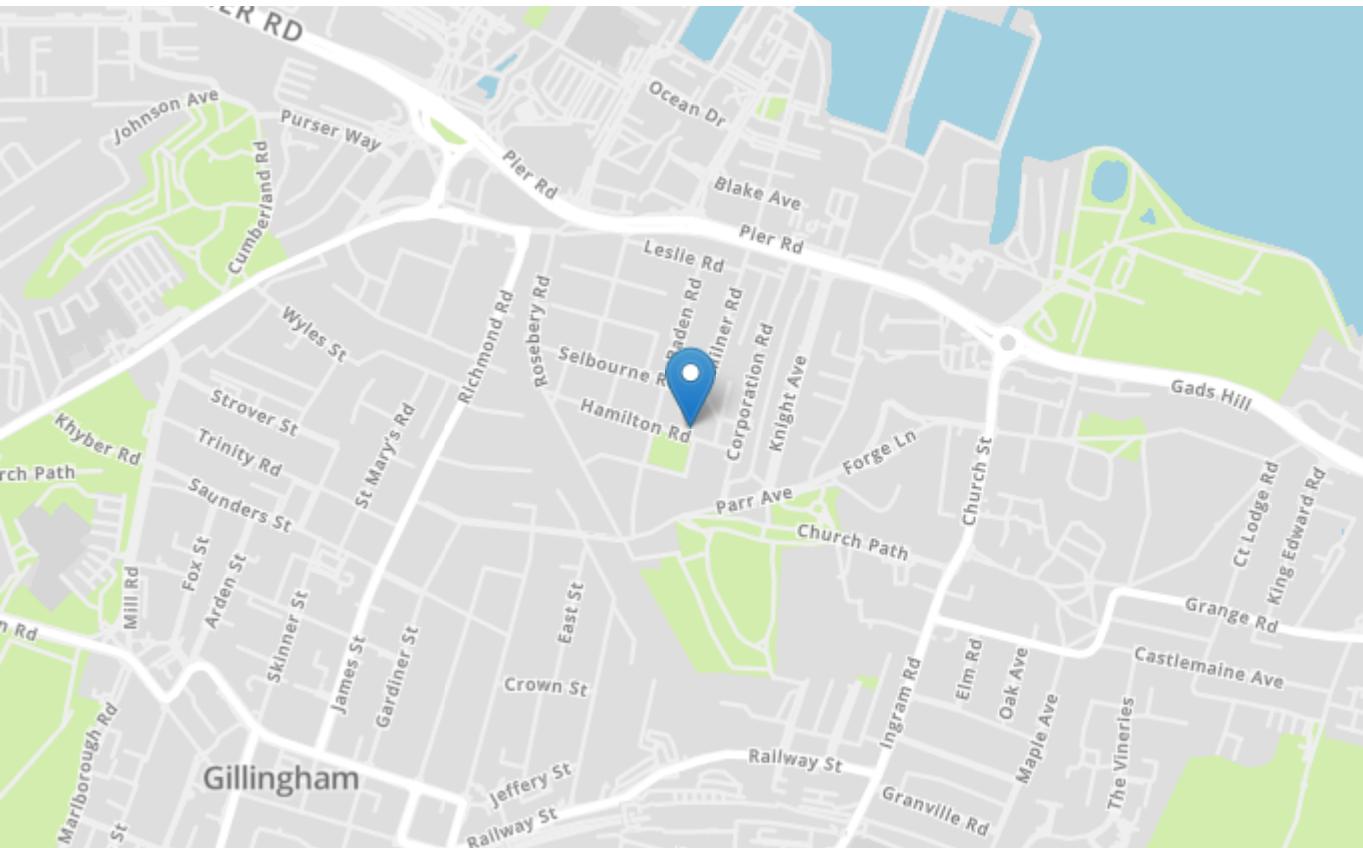
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2020



## Property Location

Hamilton Road, Gillingham, Kent, ME7 1QL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, 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>.