



Three Bedroom Terraced House  
Valley Road, Gillingham, Kent, ME7 2ET

Guide Price £290,000  
Freehold



Valley Road, Gillingham, Kent, ME7 2ET

Guide Price £290,000

Freehold

### Description

Guide Price £290,000 - £310,000 - Ideal First Home or Next Step on the Property Ladder

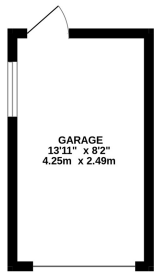
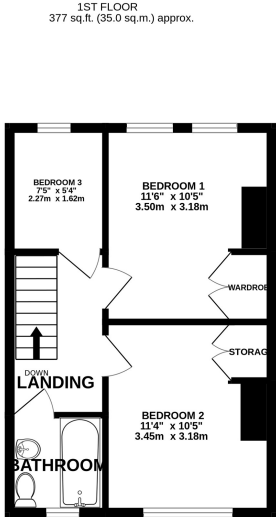
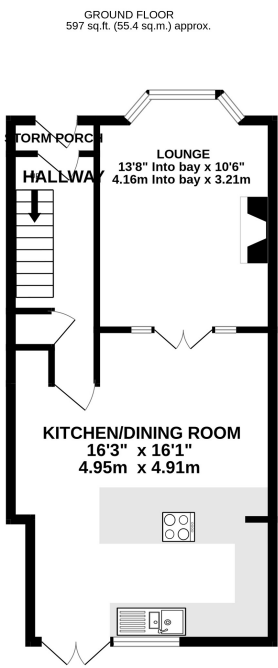
This attractive Victorian terrace with original front door and walled forecourt, blends character with modern living. Extended to the rear, it boasts a fantastic open-plan family space with a well appointed kitchen including breakfast bar and dining area, which is adjacent to a bright lounge featuring a beautiful bay window. Upstairs offers two spacious double bedrooms with built-in alcove wardrobes, a third single room perfect as a nursery or office, and a stylish family bathroom with shower-over-bath and built-in vanity storage. There's also great potential to develop the generous loft space, and a Velux window is already in place. The south-facing garden is a gardener’s haven, with fruit trees (apples, pears, plums, grapes, raspberries), a natural pond, lawn, and patio which is ideal for entertaining. To the rear a single garage, accessed through the garden and via the gated residents only road, adds practicality and on street parking is also available. Located under a mile from Gillingham train station, close to well-rated schools, shops, and with easy access to the M2 and A2, this home is perfect for families and commuters alike. This will be popular so call Greyfox sales team in Rainham to book your viewing today!

### Key Features

- Extended Victorian Terraced Home
- Garage & Parking to The Rear
- Fantastic Open Plan Kitchen/Dining Space
- Potential For Further Development Into The Generous Loft Space
- Two Generous Double Bedrooms & One Single Bedroom
- Spacious Lounge With Bay Window
- Close To Amenities, Medway Hospital & Transport Links
- South Facing Garden Measuring Approx 71 x 19ft

### 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.



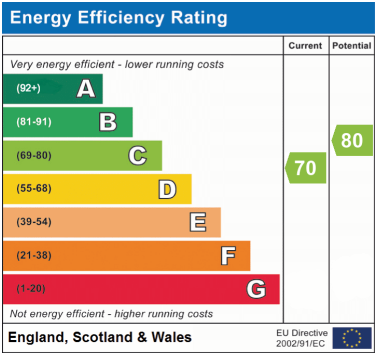
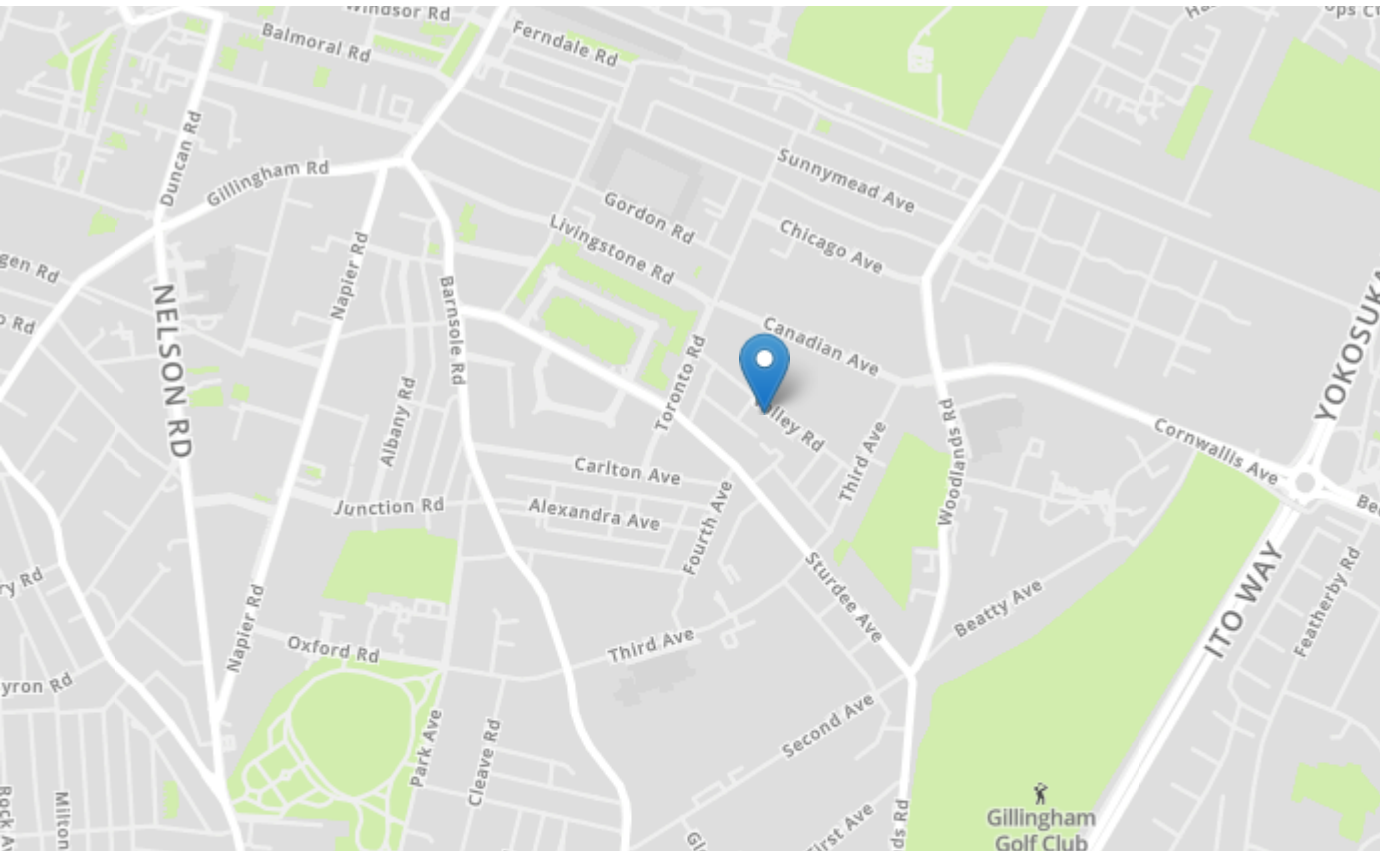
TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 62025





## Property Location

Valley Road, Gillingham, Kent, ME7 2ET



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>.