

haus

Estate Agents



Three Bedroom Terraced House
Gillingham Road, Gillingham, Kent, ME7 4QT

Guide Price £260,000
Freehold

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Description

Guide Price £260,000 - £280,000

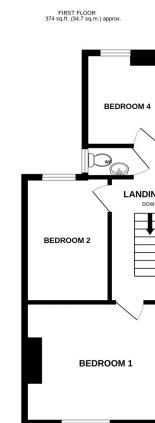
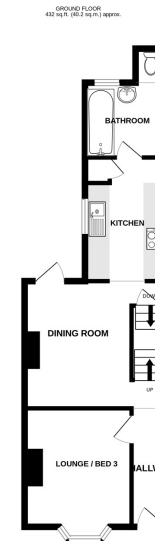
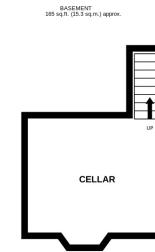
A charming three-bedroom mid-terrace period property offered with no onward chain, the property is a fantastic blend of convenience, potential, and charm perfect for buyers looking to add their personal touch or investors seeking a prime rental opportunity. The property offers flexibility and potential for customization to suit your needs, making it perfect for first-time buyers or buy-to-let investors. The ground floor features an inviting entrance hallway leading to a versatile front lounge, which could also serve as a fourth bedroom. Beyond, you'll find an open-plan dining area or lounge/diner, adaptable to your preferred layout providing flexibility for the new owner to create their ideal living space. The fitted kitchen opens to a large family bathroom, completing the ground floor layout. On the first floor, you'll find three well-proportioned bedrooms along with the added convenience of a first-floor W.C. Additional highlights to the property, include a cellar, ideal for storage, and a generously sized rear garden, offering the potential for parking to the rear (subject to necessary consents). This light and airy home is situated in an ideal location, just 0.4 miles from Gillingham train station, 0.9 miles from Medway Hospital, and within 1.8 miles of Greenwich University Medway Campus, making it a convenient choice for commuters, healthcare workers, or students. (Walking distances sourced from Google Maps.) Don't miss the opportunity to view this fantastic property with its blend of period charm and practical potential.

Key Features

- No Chain
- 3-4 Bedrooms Mid Terrace Period House
- Ideal First Time Buyer or Buy to Let Investment
- Downstairs Bathroom and First Floor W.C.
- Potential Parking to Rear (Subject to Necessary Consent)
- Walking Distance to Train Station, University and Medway Hospital

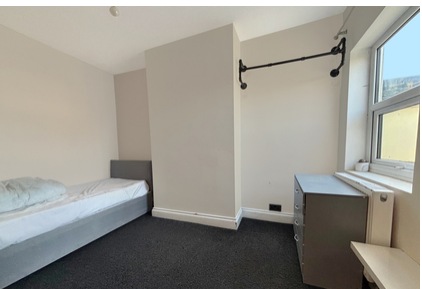
Local Area

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.



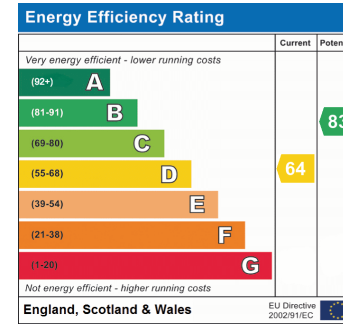
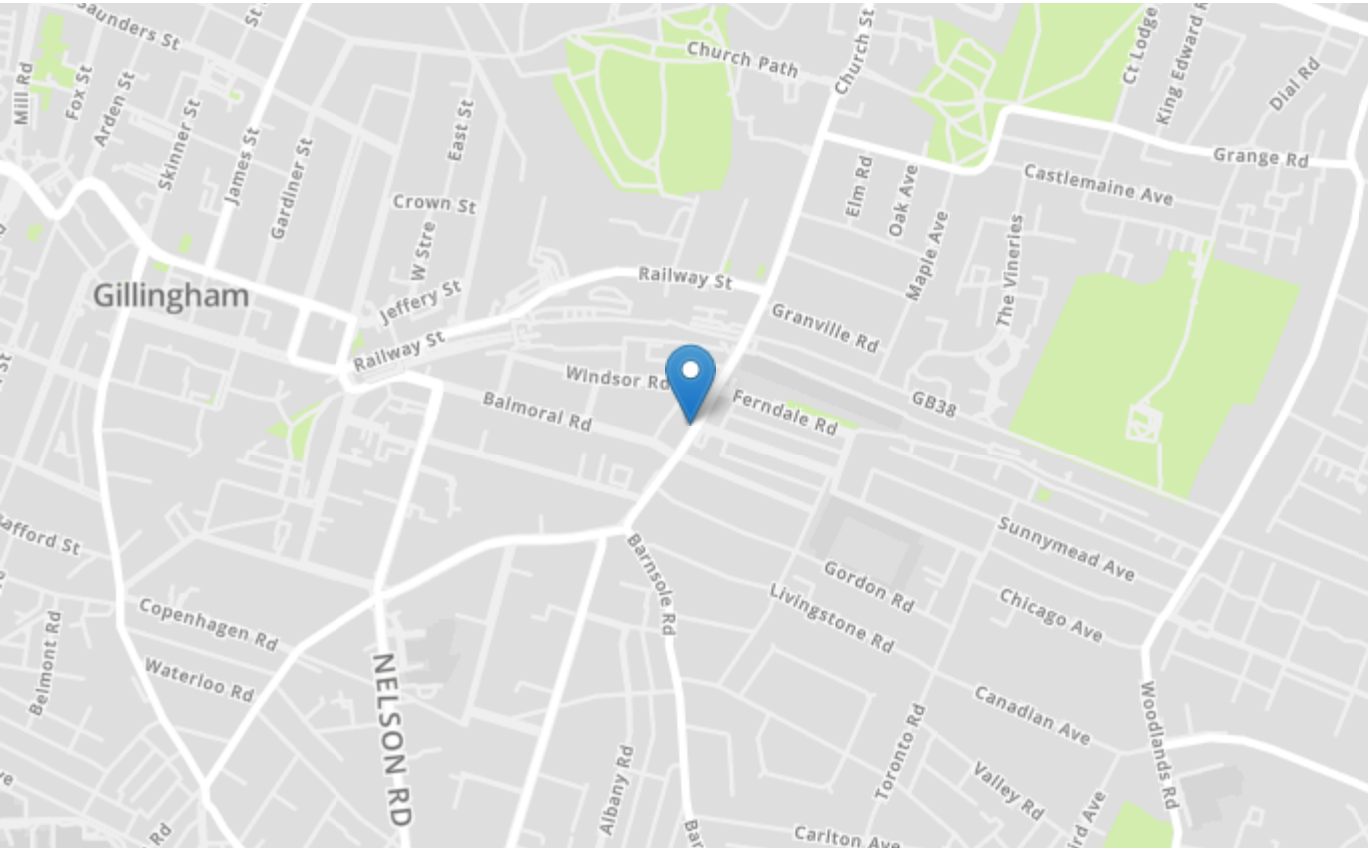
TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

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

Gillingham Road, Gillingham, Kent, ME7 4QT



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

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Agent Notes

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact.

The seller does not make or give nor do our employees or haus Estate Agents have authority to make or give any representation or warranty to the property. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment, or facilities. 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. References to tenure, service charges and ground rent (where applicable) as well as council tax are based on information supplied by the seller.

The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.