



**Three Bedroom Semi-Detached House**  
Waltham Road, Twydall, Gillingham, Kent, ME8 6XE

**Guide Price £275,000**  
Freehold



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### Description

\*\* GUIDE PRICE £275,000-£300,000 \*\*

Offered with no forward chain and ready for you to put your stamp on, this three bedroom semi-detached family home offers bundles of potential. Benefiting from three double bedrooms, a family bathroom, spacious lounge, kitchen-diner and an additional room to the ground floor to become a perfect office/study. The rear garden measures approximately 44ft x 28ft and has side access with a lean to, offering extra space for bikes or extra storage. Positioned close to Twydal shops, there is a wide range of stores and amenities within a short walk. You will also find yourself within catchment to primary and secondary schools. Please call Greyfox Sales and Lettings Rainham to arrange your viewing today.

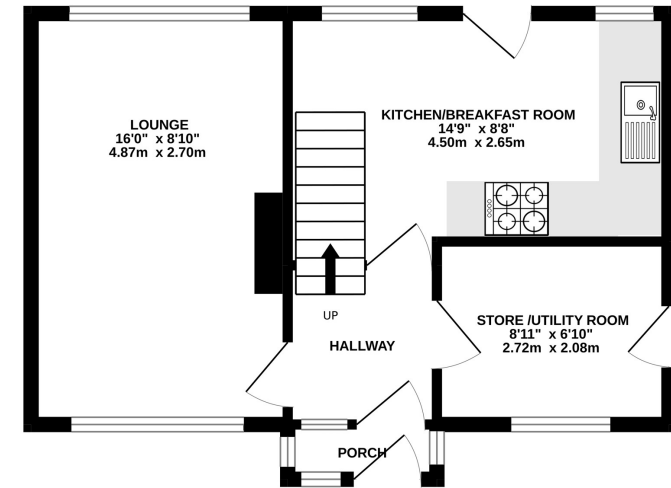
### Key Features

- No forward chain
- Three bedroom semi-detached property
- Private front garden
- Utility room / office space
- Spacious lounge
- Popular location
- Rear garden measuring approximately 44ft x 28ft
- Perfect for First Time Buyers

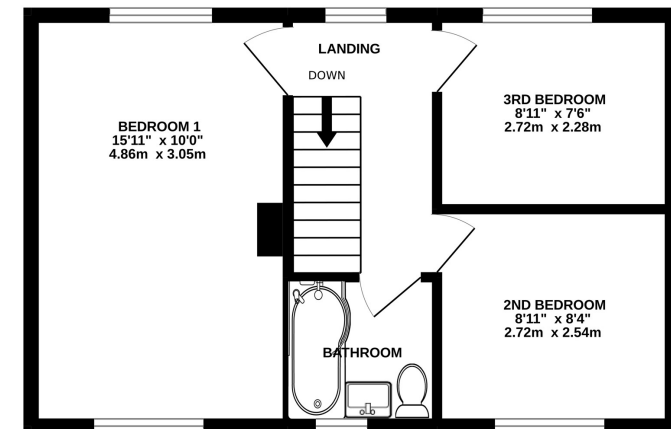
### Local Area

Located between Rainham and Gillingham Twydall is within reach of Gillingham Business Park and has access to many amenities including the local Ice Rink, Hempstead Valley Shopping centre, a mainline station to London and good links to the A2/M2 and onto the M25, Ebbsfleet & Ashford international and the channel tunnel.

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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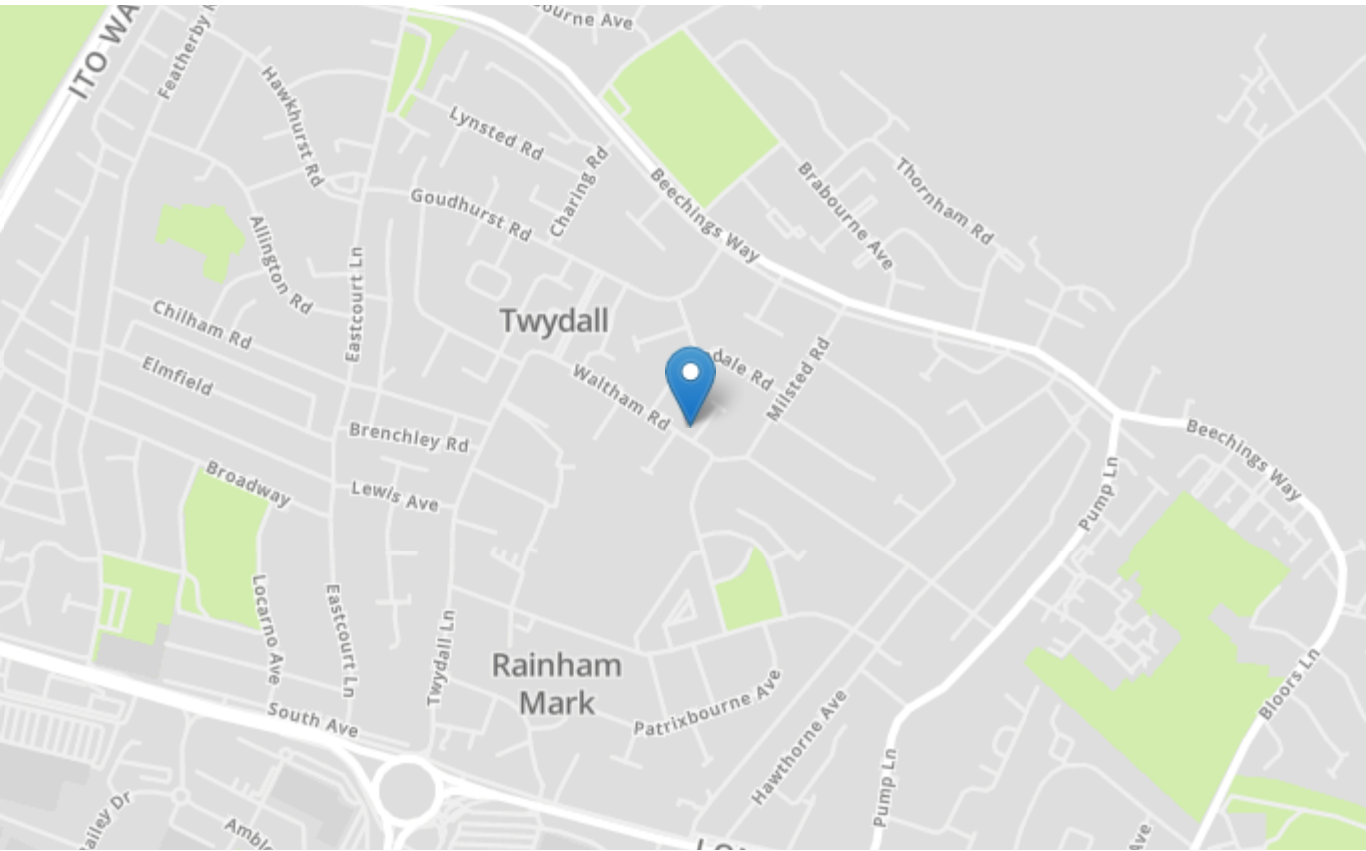






## Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

<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
<b>Council Tax</b>	Band C

### Greyfox Walderslade

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### Greyfox Rainham

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#### Agent Notes

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