



Three Bedroom End of Terrace House
Woodlands Road, Gillingham, Kent, ME7 2DS

Guide Price £325,000
Freehold

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Description

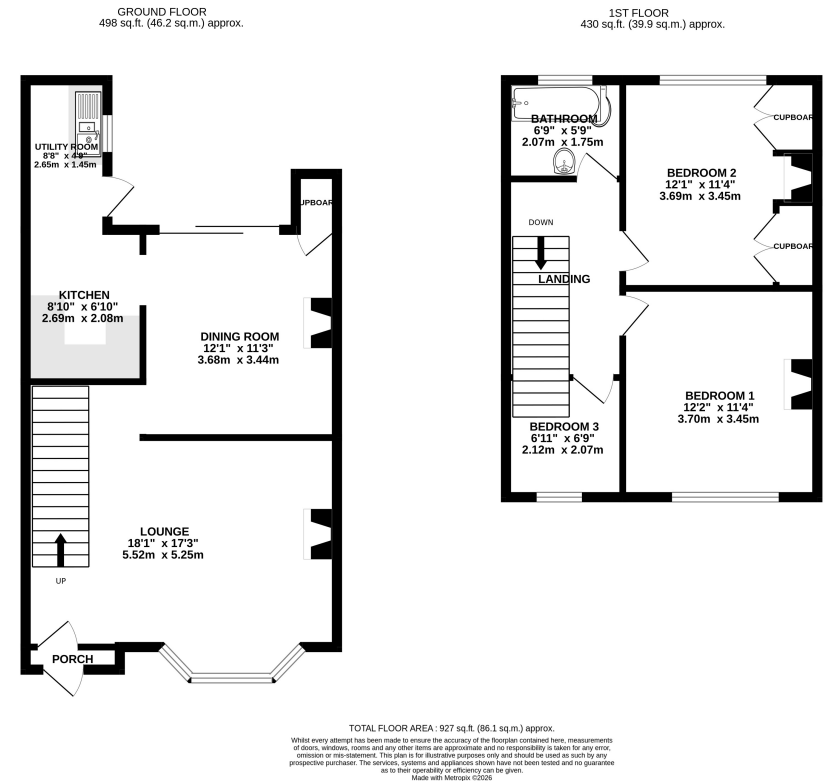
****Guide Price £325,000-£350,000**** This beautiful period three-bedroom end-of-terrace home effortlessly combines character and charm with modern living, featuring high ceilings, original fireplaces, and well-proportioned accommodation throughout. The ground floor welcomes you with a storm porch leading into a spacious lounge, complete with a bay window and a stunning log burner, perfect for cosy evenings. A separate dining room showcases an attractive feature fireplace, creating an ideal space for entertaining. To the rear, the kitchen is fitted with a stylish Smeg range cooker and opens through to a practical utility room with a classic butler sink. Upstairs, the property offers two generously sized double bedrooms, both benefitting from feature fireplaces, alongside a third bedroom and a modern family bathroom. The bathroom is beautifully appointed, featuring a striking freestanding bath. Externally, the property boasts a great-sized rear garden with lots of potential, mainly laid to lawn with a patio area, ideal for outdoor dining and relaxation. There is also a front garden adding to the home's kerb appeal. Conveniently located, the property is close to a range of local amenities, well-regarded schools, and excellent transport links, including Gillingham mainline station. The property also offers fantastic potential for further extension, with neighbouring homes having successfully extended to the rear and converted loft spaces (subject to relevant planning permissions). This will be popular so pick up the phone and start dialling the Greyfox sales team in Rainham to arrange your viewing now!

Key Features

- Three Bedroom End Of Terrace Period Property
- Potential To Extend To The Rear And Convert The Loft (STPP)
- Two Receptions Rooms
- Cosy Log Burner & Original Fireplaces
- 0.9 Miles From Gillingham Train Station
- Close To Local Amenities, Schools & Transport Links
- Modern Family Bathroom With Freestanding Bath
- Great Sized Approx 100ft Rear Garden

Local Area

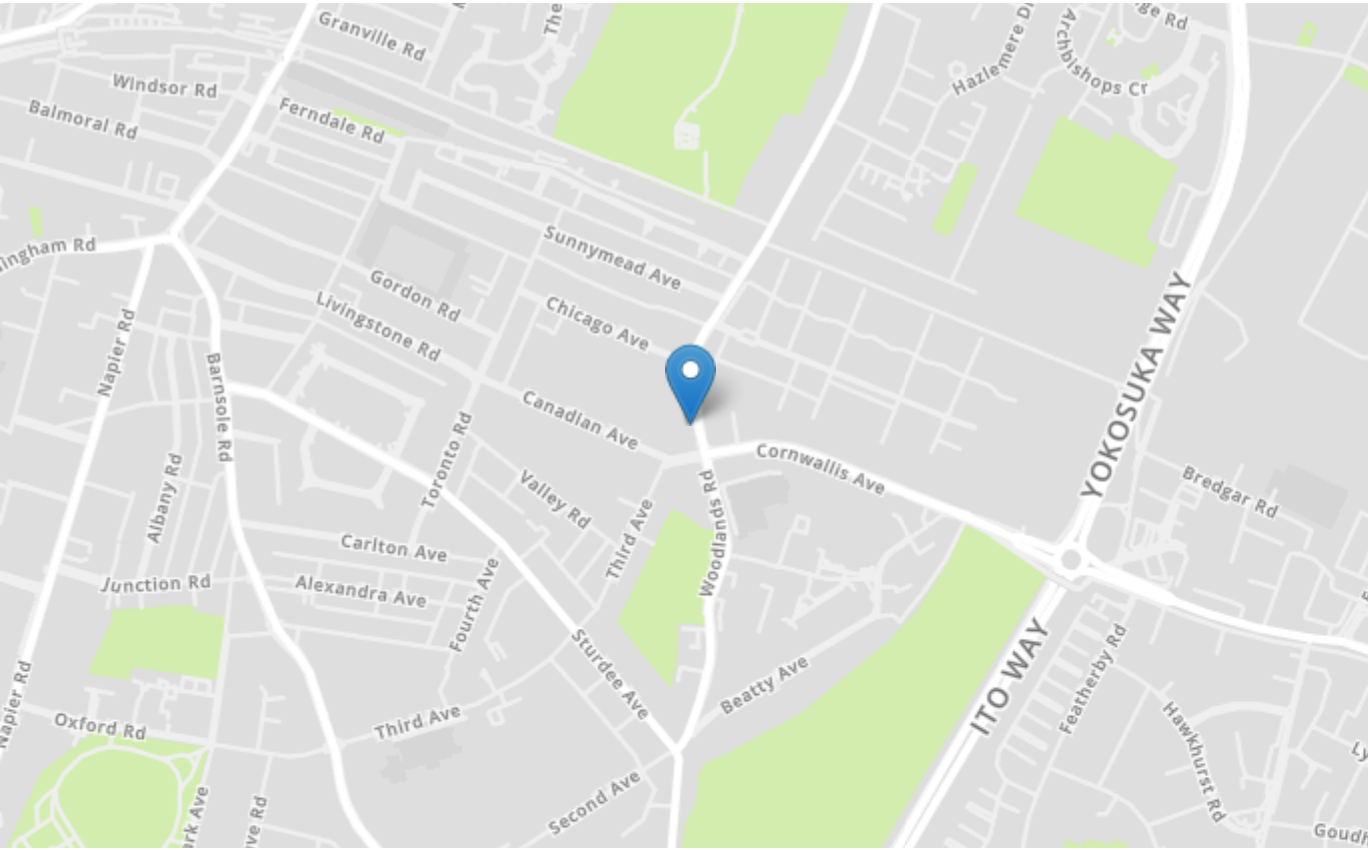
Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre Gillingham offers a host of amenities including ice skating, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.






Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(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 C

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Agent Notes

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