



Two Bedroom End of Terrace House
Bodiam Close, Twydall, Gillingham, Kent, ME8 6XF

Offers Over £260,000
Freehold

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Description

Offered with no forward chain and ready to view! This end of terrace 2 bedroom property is in our opinion a fantastic opportunity. Boasting two reception rooms, utility, downstairs cloakroom, two double bedrooms, a shower room and kitchen, this property offers plenty of potential for you to 'make your own'. Positioned conveniently with shops, schools, and amenities all within walking distance. Complete with a garage and parking to the rear, the corner plot allows you to have extra outside space, with a great front, side and rear garden. To arrange your viewing please call Greyfox Sales & Lettings Rainham today!

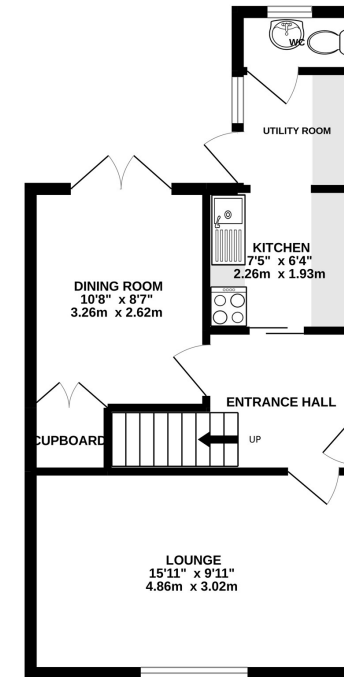
Key Features

- No forward chain
- Two bed end of terrace family home
- Garage and driveway
- Utility and downstairs cloakroom
- In need of modernisation
- Convenient location
- Two reception rooms
- Corner plot

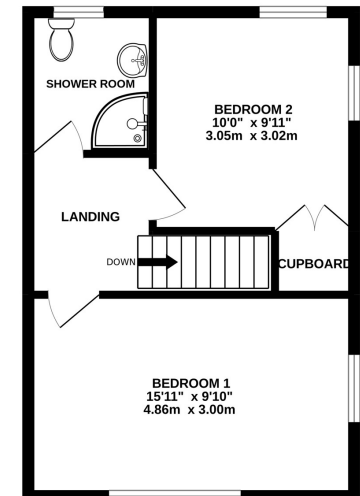
Local Area

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
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



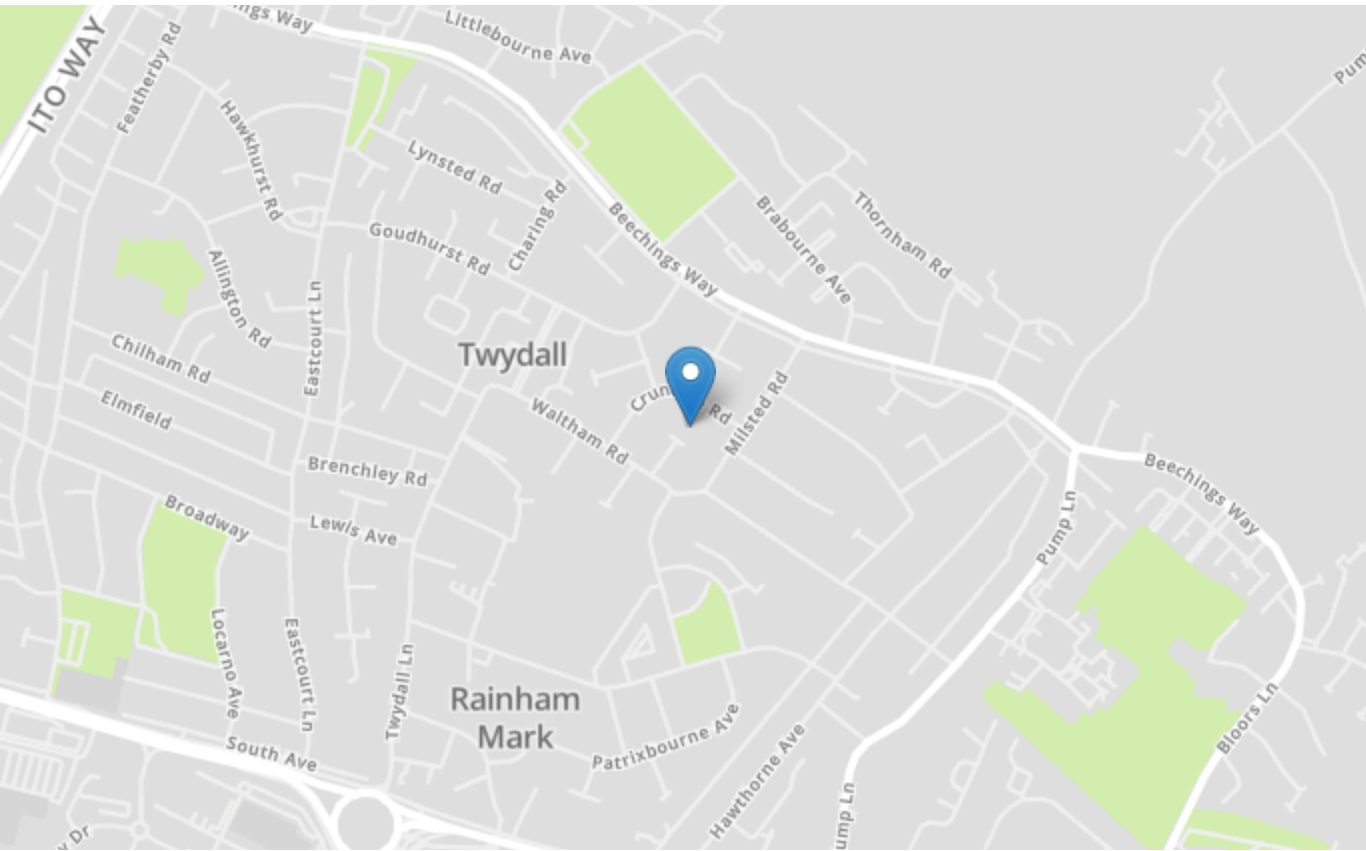
TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

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)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(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

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Agent Notes

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