



Four Bedroom Terraced House
Malvern Road, Gillingham, Kent, ME7 4BB

Guide Price £375,000
Freehold

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Description

Guide Price £375,000 - £400,000. A sublime four bedroom extended period style property in the charming conservation area of Upper Gillingham. Well presented and decorated to a high standard throughout, this spacious family home is a must see, The ground floor accommodation offers two reception rooms, a shower room, sizable kitchen / breakfast room, with direct access to a beautiful mature east facing rear garden, with patio, lawn, plant borders and an outbuilding/pod with electric and separate storage space. An added benefit to note includes a converted cellar currently used as a cinema room. On the first floor there are two double bedrooms, a single bedroom and a family bathroom and a further double bedroom and w/c in the converted loft room. This is a fantastic family home, turn key ready, ample space to grow, in a sought after location close to restaurants, shops, schools and great transport links, viewing is highly recommended, so put this at the top of your list and contact the Greyfox sales team in Rainham to book in now!

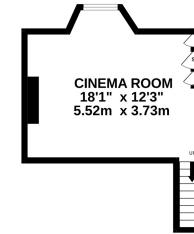
Key Features

- Extended Mid Terrace Period Property
- Sought After Conservation Area
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Ground Floor Shower Room, First Floor Family Bathroom & Second Floor WC
- Cinema Room In Converted Cellar
- Rear East Facing Garden measuring approx 42x18ft

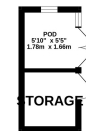
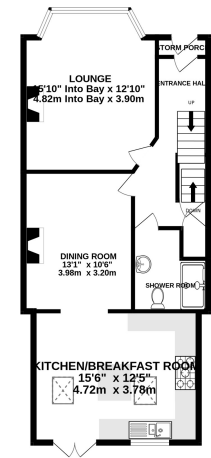
Local Area

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.

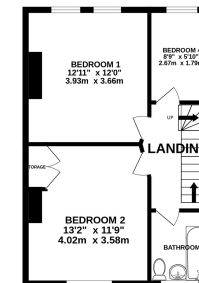
BASEMENT LEVEL
249 sq.ft. (22.9 sq.m.) approx.



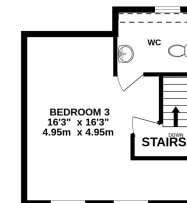
GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
281 sq.ft. (26.3 sq.m.) approx.



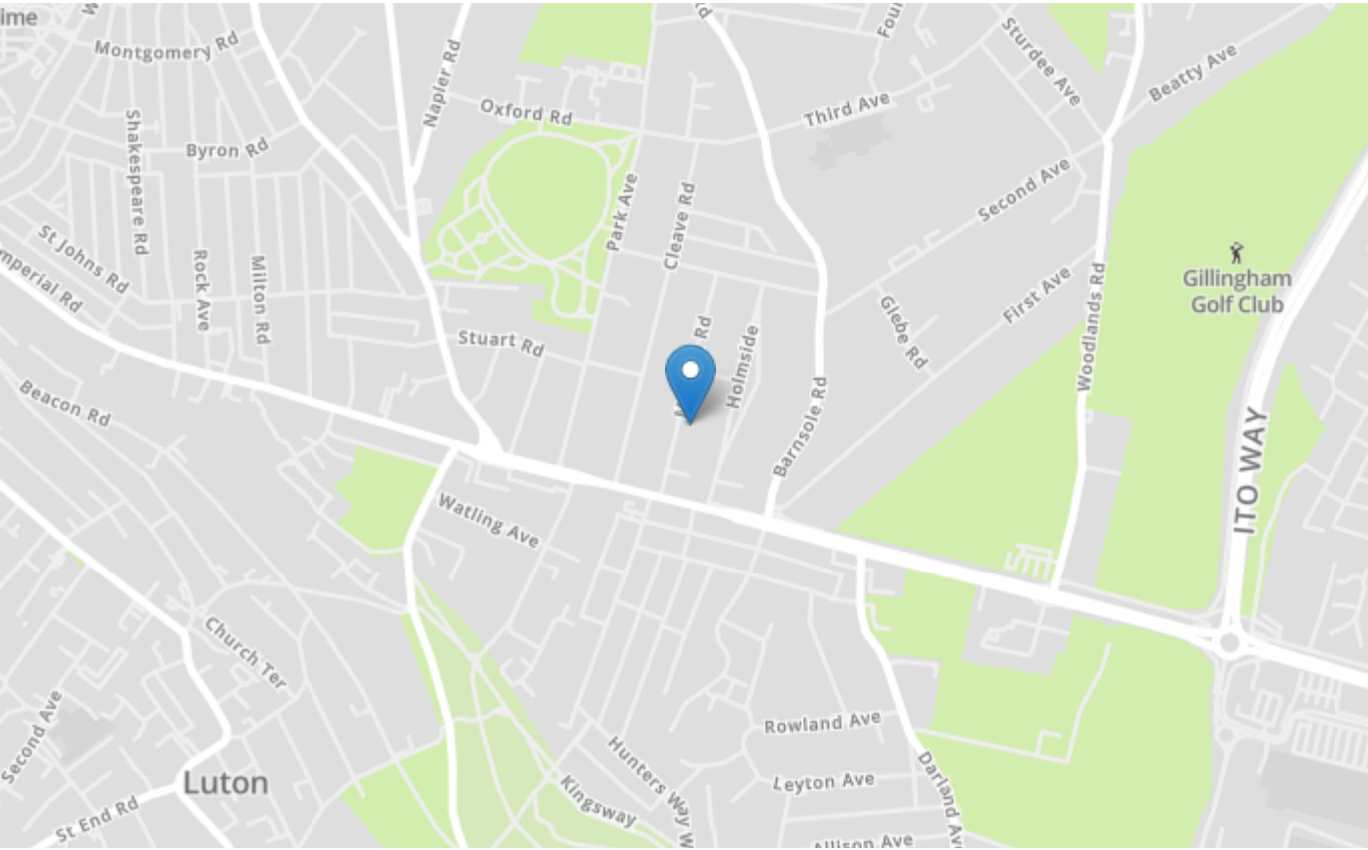
TOTAL FLOOR AREA : 1733 sq.ft. (161.0 sq.m.) approx.


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.



Property Location

Malvern Road, Gillingham, Kent, ME7 4BB



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(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	
Ground Rent	
Service Charge	
Local Authority	
Council Tax	Band C

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Agent Notes

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