



Three Bedroom Terraced House  
Court Lodge Road, Gillingham, Kent, ME7 2QX

Guide Price £240,000  
Freehold



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## Description

Guide Price £240,000-£260,000. If you are looking for the perfect first step on the property ladder or maybe an investment property, then this fantastic three bedroom family home situated in a popular residential Gillingham location is a must see! Benefitting from off road parking for multiple vehicles to the front, you are welcomed into hallway and the accommodation offers a spacious lounge with bay window which floods the room with light, well - appointed kitchen which is ideal for the budding chef and a fully tiled modern bathroom with shower over bath. Upstairs two double bedrooms and a good size single bedroom. Externally the generous east facing garden offers gated rear access, patio, lawn, and decked area which is ideal for entertaining. This family home is ideally located within walking distance of Gillingham Train Station and easy access to the A2, the Strand, Gillingham High Street, shops, and various amenities. Viewings are by appointment only and will take place on Friday 15th and Saturday 16th March, so call Greyfox Sales & Lettings in Rainham to book in now.

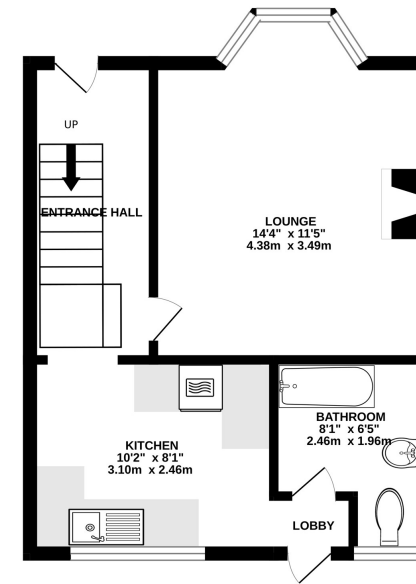
## Key Features

- Three Separate Bedrooms
- Off Road Parking for 2 cars
- Ideal First Time Buyer Purchase
- Modern Downstairs Bathroom
- Great Location Close to Shops & Amenities
- Neutral Decor Throughout
- Easy Access To Motorway & A2
- Fantastic East Facing Garden Measuring approx. 53'00 x 15'07ft

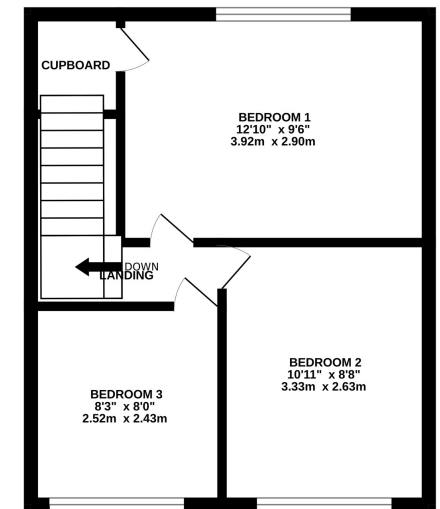
## Local Area

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.

GROUND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



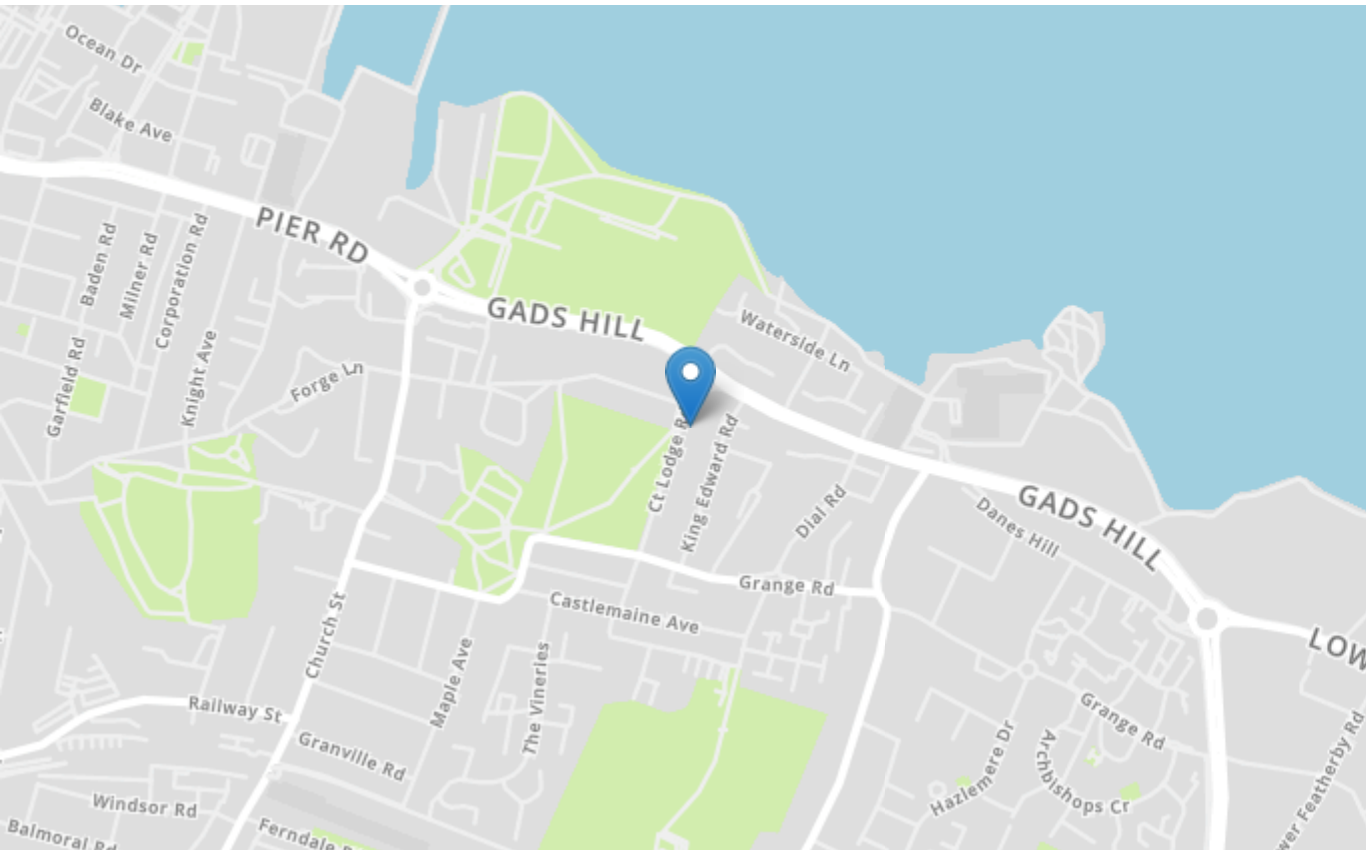
TOTAL FLOOR AREA : 683 sq.ft. (63.4 sq.m.) approx.


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

Court Lodge Road, Gillingham, Kent, ME7 2QX



| Energy Efficiency Rating                    |          | Current                 | Potential   |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs |          |                         |   |
| (92+)                                       | <b>A</b> |                         |   |
| (81-91)                                     | <b>B</b> |                         | <b>85</b>   |
| (69-80)                                     | <b>C</b> |                         |   |
| (55-68)                                     | <b>D</b> | <b>66</b>               |   |
| (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 B   |

### Greyfox Walderslade

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#### Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. 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. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.