



Three Bedroom Terraced House
Holmside, Gillingham, Kent, ME7 4BD

Guide Price £300,000
Freehold

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Description

****Guide Price £300,000 - £325,000**** Here's your opportunity to purchase a period family home in the ever so popular "Upper Gillingham" conservation area. This fantastic three bedroom terrace property boasts character with ceiling roses, picture rails and feature fireplaces which really give you a feel of the properties charm. The property also has great potential to put your own creative stamp on, maybe extend into the loft space (subject to planning) and really make it your own. On the ground floor you have a spacious hallway, generous lounge with a bay window, equally impressive second reception/dining room, utility area with w/c, galley kitchen, and access to the garden. On the first floor you have two large double bedrooms, one single bedroom and a family shower room. Externally the west facing garden which has been well tended to, with plant and shrub surround, patio area, lawn, storage/outbuilding and benefitting from rear gated access. This will be popular so call Greyfox Sales & Lettings Rainham to book your viewing today.

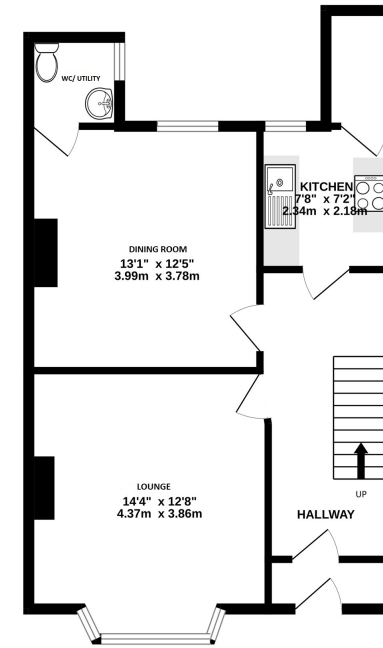
Key Features

- Upper Gillingham Location
- Two Reception Rooms
- Three Bedrooms
- Period Charm Throughout
- Downstairs W/C & Utility Area
- Potential For Further Development (STRPP)
- Family Shower Room
- West Facing Garden measuring approx. 48 x 18 ft

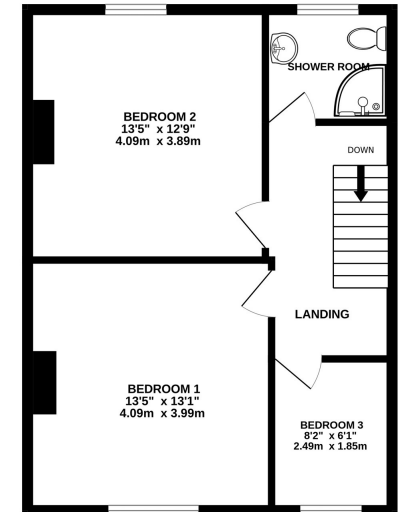
Local Area

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
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



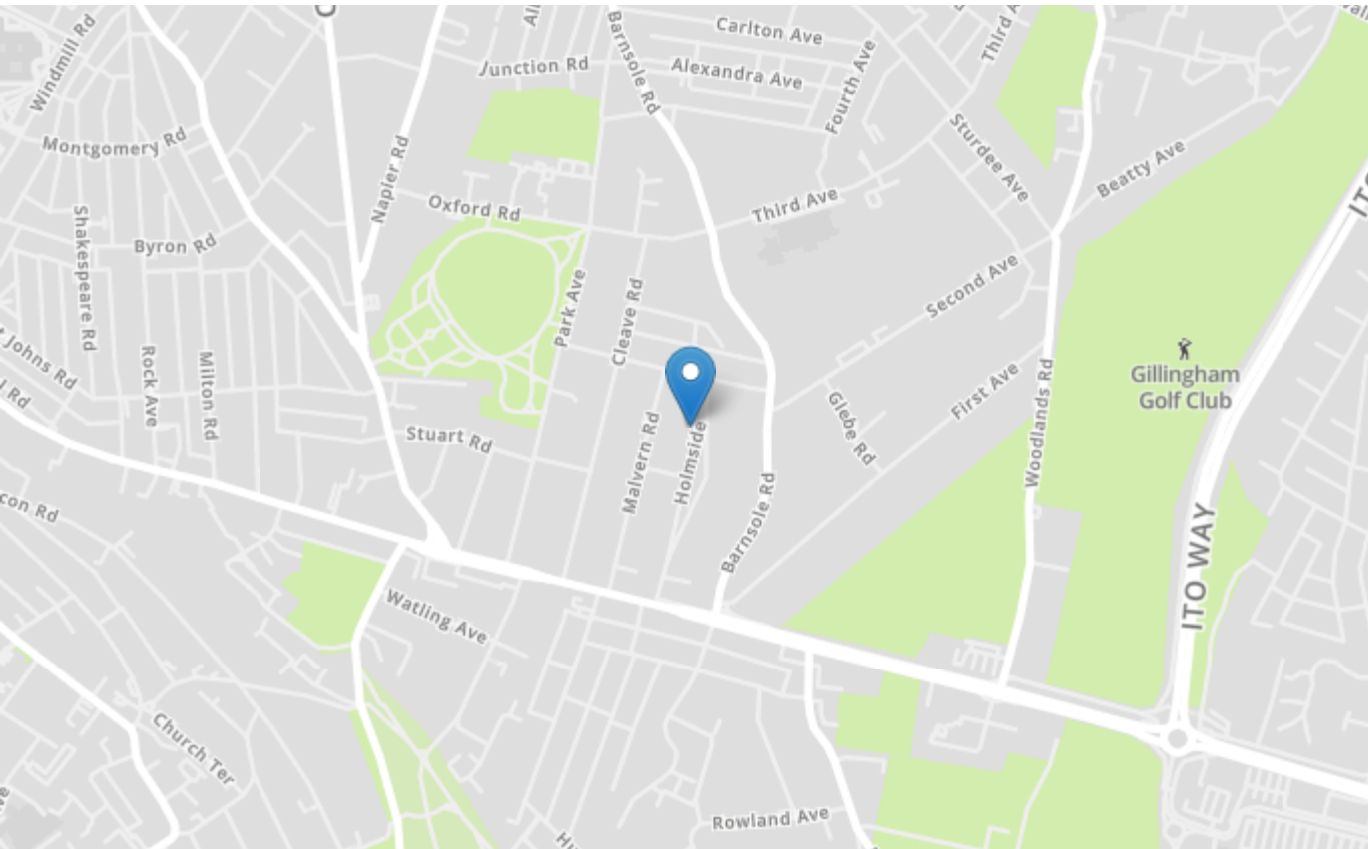
TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.


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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(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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