



Three Bedroom Town House
Christmas Street, Gillingham, Kent, ME7 1TD

Offer in Region of £315,000
Freehold

Christmas Street, Gillingham, Kent, ME7 1TD

Offer in Region of £315,000

Freehold

Description

This link semi-detached three bedroom property offers you the opportunity to simply unpack your bags and move in. Just over a decade old this family home has been built in a prime location. Whether you have young children or a growing family, this home offers great schooling locally, a choice of childcare settings and you are a short walk from Gillingham Train Station and benefits from direct motorway access. Locally you are fortunate to be met by the river views at The Strand Leisure Centre, Riverside Country park and a park to the rear of the cul-de-sac location. This property boasts a modern kitchen, with a newly installed boiler and cloakroom to the ground floor. The spacious lounge/diner opens onto a low maintenance rear garden which offers rear access onto the allocated parking space. On the first floor, you will find two double bedrooms and a family bathroom. The master bedroom and en-suite are on the second floor. Call to arrange your viewing... this is a must see!

Key Features

- Master with en-suite
- 0.7 Miles from Gillingham Train Station
- Low maintenance rear garden
- Downstairs cloakroom
- New boiler (September 2021)
- Allocated parking
- Viewing essential
- Catchment to Primary Schools
- Access to M2

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.

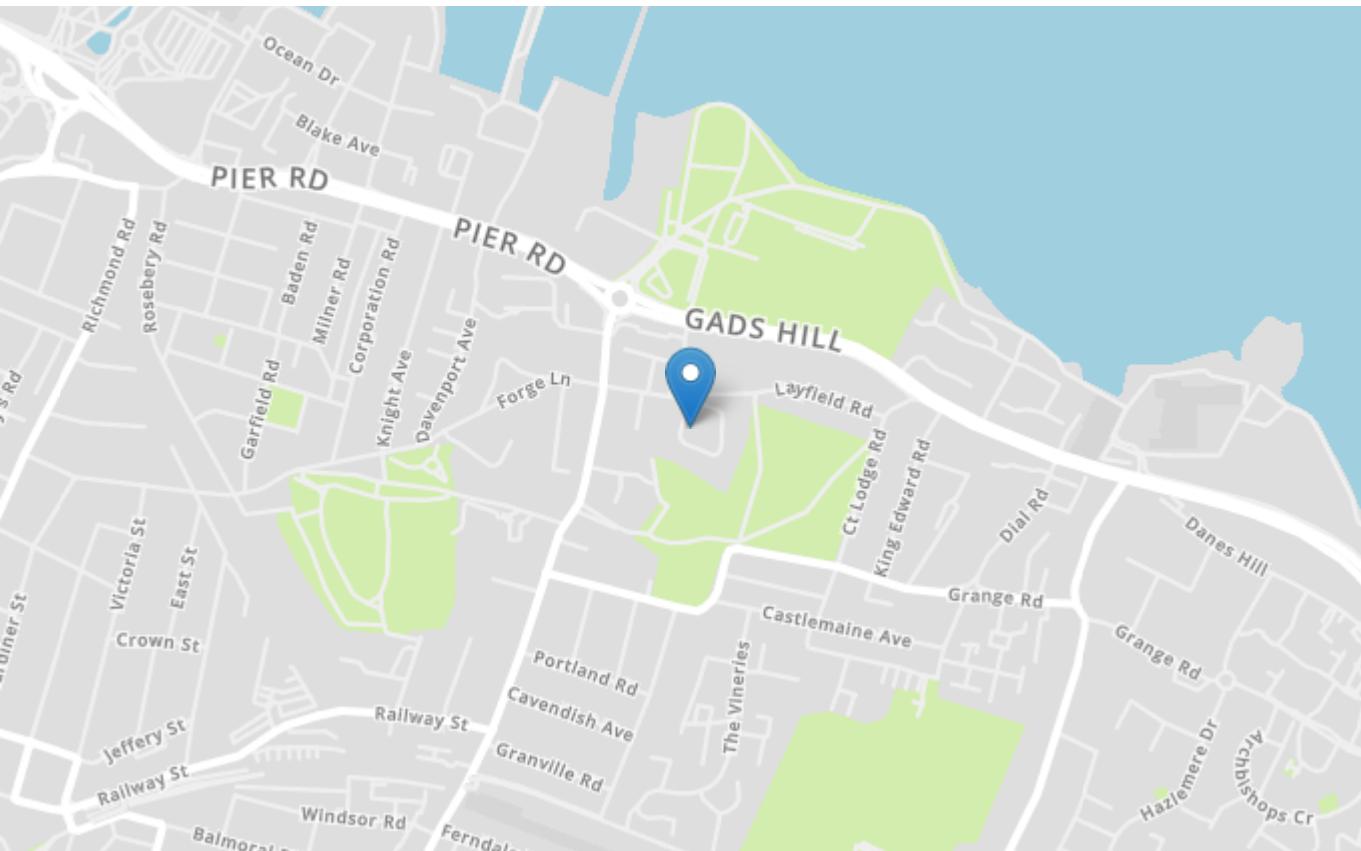


TOTAL FLOOR AREA : 1034 sq.ft. (96.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metrpro ©2021

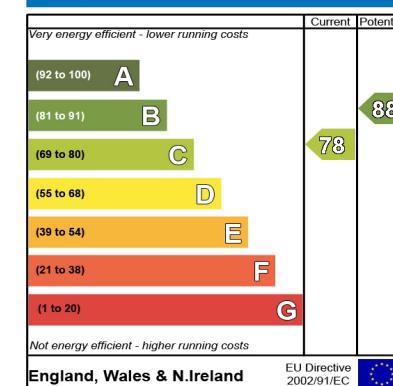


Property Location

Christmas Street, Gillingham, Kent, ME7 1TD



Energy Efficiency Rating



Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band D

Greyfox Walderslade

Unit 2, Thetford House
Walderslade Village Centre
Walderslade Road
Chatham
Kent
ME5 9LR
Tel: 01634 672227 Email:
walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street
Rainham
Kent
ME8 7HS
Tel: 01634 377737 Email:
rainham@greyfox.co.uk

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>.