



Three Bedroom End of Terrace House
Sutherland Gardens, Gillingham, Kent, ME8 9LZ

Guide Price £300,000
Freehold

Sutherland Gardens, Gillingham, Kent, ME8 9LZ

Guide Price £300,000

Freehold

Description

Guide Price £300,000-£325,000 Well-presented three-bedroom end-of-terrace family home with garage, situated in a popular Rainham location. The ground floor offers a spacious entrance hall, a generously sized open plan lounge/diner ideal for family living and entertaining, and a modern, recently fitted kitchen. Upstairs, there are two spacious double bedrooms, a good-sized single bedroom, and a contemporary family bathroom, also recently fitted. Externally, the rear garden is a fantastic size and perfect for entertaining, featuring a patio area and lawn. The property further benefits from side access and access to the garage, which has electricity and provides additional storage or parking. To the front, there is a lawned garden with well-established shrubs. Located in a sought-after Rainham area with good local schools, excellent amenities, and convenient transport links right on your doorstep, this home is sure to be a popular choice. Pick up the phone and start dialling before you miss out, call the Greyfox sales team in Rainham to arrange your viewing now!

Key Features

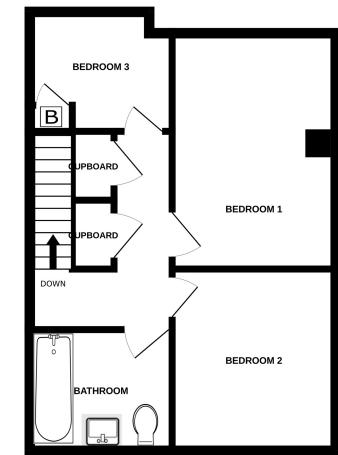
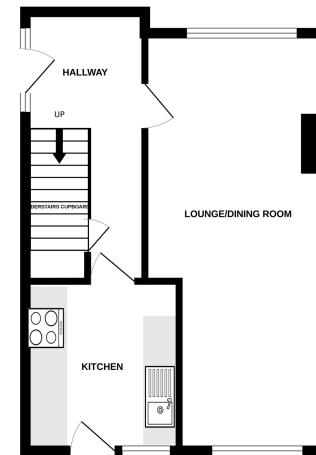
- Three Bedroom End Of Terrace Family Home
- Substantial Entrance Hall
- Spacious Open Plan Lounge/Diner
- Modern, Recently Fitted Kitchen
- Garage With Access From The Garden Offering Parking Or Additional Storage
- Good Size Rear Garden Measuring Approx 43ft x 20ft
- Contemporary, Recently Fitted Family Bathroom
- Central Rainham Location Close To Schools, Amenities & Transport Links

Local Area

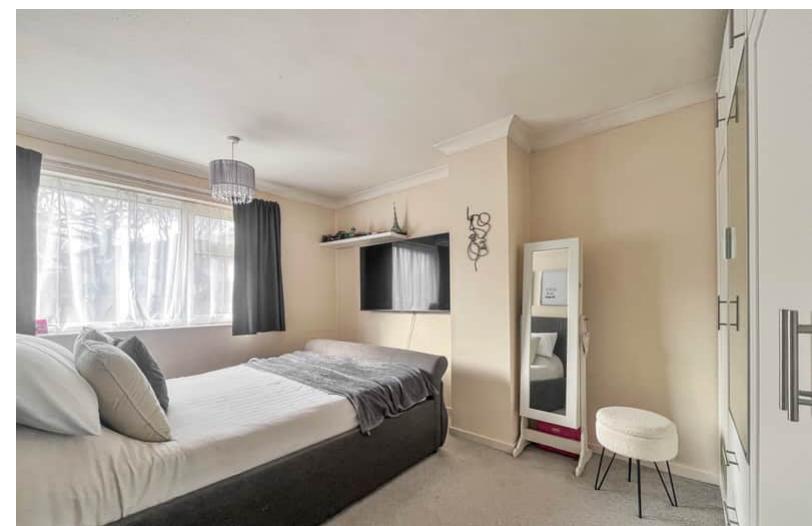
Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre Gillingham offers a host of amenities including ice skating, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.

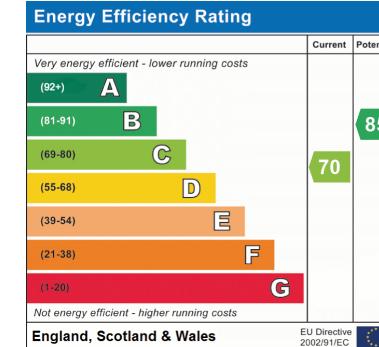
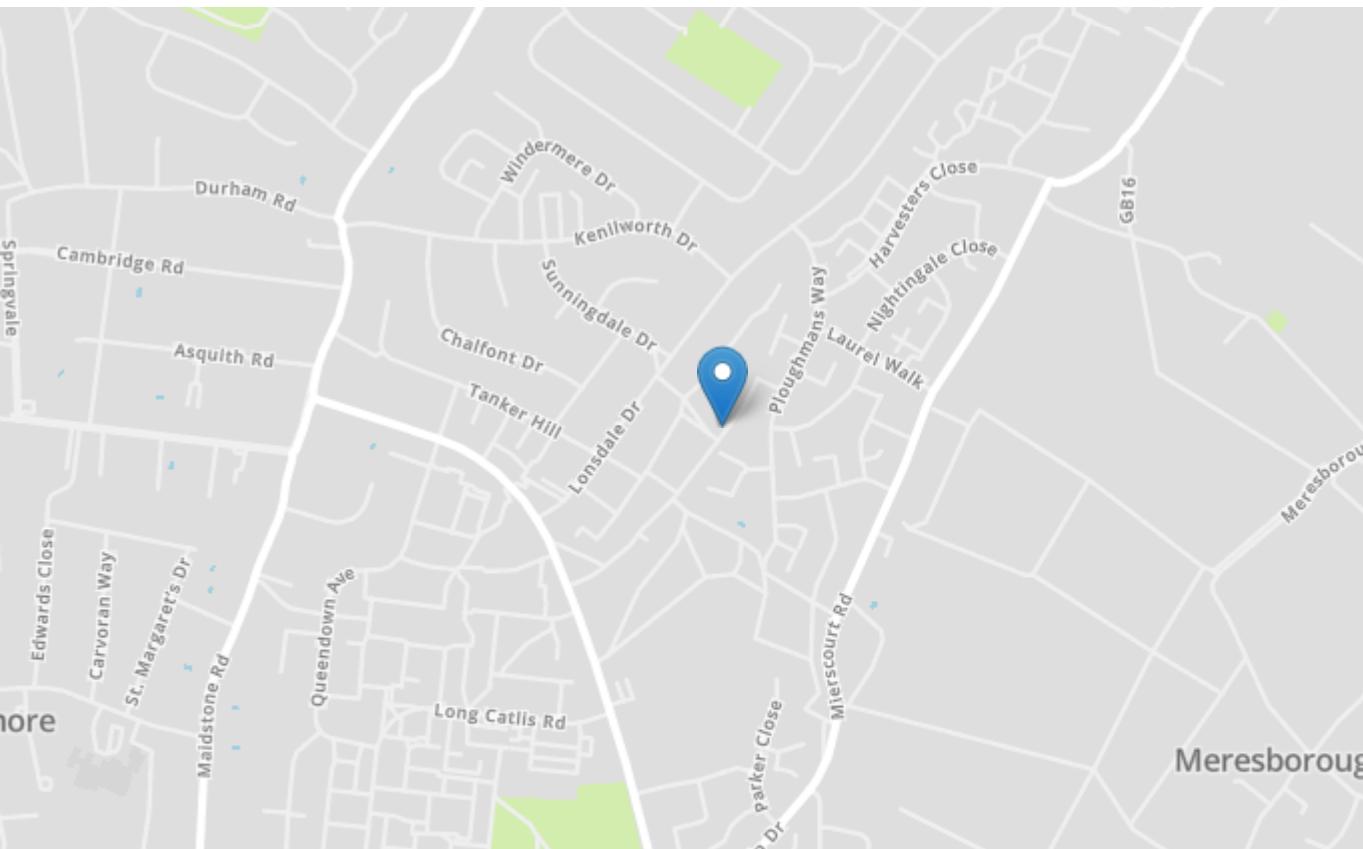


TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of distances, areas and any other items are approximate and prospective buyers are responsible for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrix 0202



Property Location

Sutherland Gardens, Gillingham, Kent, ME8 9LZ



Tenure	Freehold
Lease Term	n/a
Ground Rent	n/a
Service Charge	n/a
Local Authority	Medway
Council Tax	Band C

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>.