



Albany Road, Gillingham Offers in Excess of £200,000

A fresh start with no chain – move at your own pace, without waiting on someone else's sale | Liveable now, with potential to add value – tidy, functional, and ready to make your own | Two reception rooms – space to lounge, dine, work, or play depending on your setup | Solid layout – no odd corners or wasted space, just a practical flow | Three bedrooms to suit your needs – two proper doubles plus a third for nursery, office, or storage | Hard flooring downstairs – easy to clean and ideal for busy lives (and muddy paws) | Decent bathroom in place – bath with shower over for both quick mornings and relaxing soaks | East-facing garden with rear access – morning sun, gated entry, and space for BBQs or storage | Just 13 minutes to the station – direct trains to London make commuting straightforward | Good local school options – 15 primaries and 4 secondaries within a mile, many rated Good or Outstanding



For anyone starting fresh, taking their first step on the ladder, or looking for a solid investment - this terraced home gives you a blank canvas and bags of potential.

The living room's at the front - a square, simple space with a bay window, ready to set up how you like it - just add furniture and soft furnishing to reflect your taste. The hard flooring not only looks good but it's good for busy family life. Behind that, a second reception gives you options: maybe a dining area, a workspace, or a playroom if little ones are in the picture.

The kitchen needs attention, but it's a good layout to work with. Add a breakfast bar, or a few open shelves - it's not hard to imagine the upgrade. At the rear, the bathroom is already in decent shape, with a bath and shower over - so whether you're rushing out the door or winding down after work, you're covered.

When it's time to switch off, you've got two double bedrooms and a third single - ideal as a study, nursery, or extra storage if you're starting out light.

An east-facing garden gets the morning sun and has gated rear access - with enough space for a shed, BBQ zone, or a bit of turf for the dog.

It's not show home-ready - but it's clean, liveable, and gives you the freedom to put your own stamp on it. And with over £14,000 in potential annual rent, it stacks up for investors too.

You're less than 15 minutes on foot from Gillingham town centre and the mainline station - with fast trains to London for the daily commute or weekend trips.



There are shops, cafés, and essentials all within easy reach, and if you've got little ones (or are planning ahead), you're spoilt for choice - 15 primary schools and four secondaries within a mile, including several rated Good or Outstanding by Ofsted.

Whether you're starting over, stepping onto the ladder, or building your portfolio - this one's worth a look.

| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating D

| GROUND FLOOR

Living Room: Approx 12' 2" x 9' 8" (3.71m x 2.95m)

Kitchen: Approx 9' 1" x 7' 9" (2.77m x 2.36m)

Dining Room: Approx 12' 2" x 10' 9" (3.71m x 3.28m)

Bathroom: Approx 7' 9" x 5' 9" (2.36m x 1.75m)

| FIRST FLOOR

Bedroom One: Approx 12' 2" x 9' 9" (3.71m x 2.97m)

Bedroom Two: Approx 12' 2" x 11' 3" (3.71m x 3.43m)

Bedroom Three: Approx 9' 1" x 7' 9" (2.77m x 2.36m)

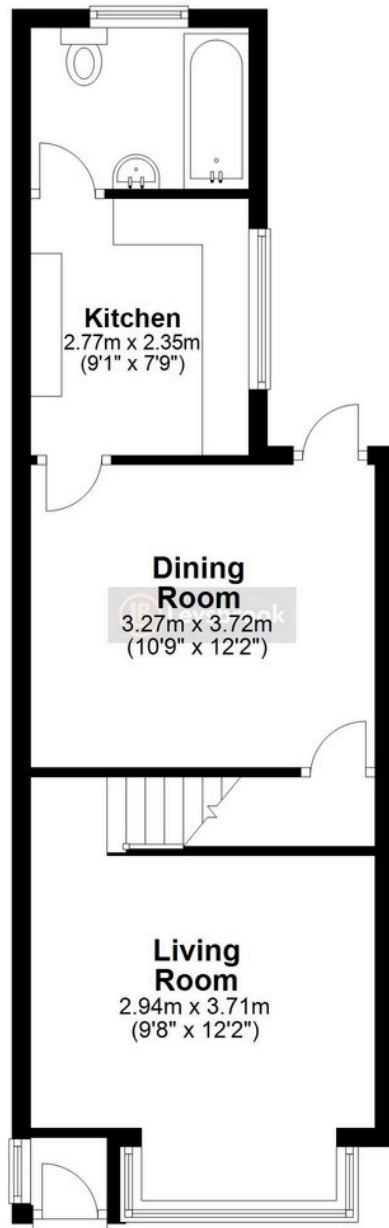
| OUTSIDE

Enclosed rear garden with gated access.



Ground Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



Total area: approx. 73.2 sq. metres (787.6 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		