



Three Bedroom Terraced House  
Burnt Oak Terrace, Gillingham, Kent, ME7 1DR

Offers in Excess of £250,000  
Freehold

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### Description

Situated in the heart of Gillingham, this well-presented three-bedroom mid-terrace home offers excellent access to local amenities and strong transport links, making it an ideal purchase for first-time buyers, families, or investors alike. Internally, the property boasts a spacious open-plan living and dining area, providing plenty of room for relaxing and entertaining, with direct access to the rear garden. The home also features a modern fitted galley-style kitchen and a stylish family bathroom complete with a shower over the bath. In addition, the property benefits from a useful cellar, providing valuable additional storage space. Upstairs, there are three well-proportioned double bedrooms, with the principal bedroom benefitting from fitted wardrobes. Externally, the property enjoys a generous tiered rear garden measuring approximately 50ft in length. The current owners have made excellent use of the space, which is arranged over three levels. Two tiers are paved, creating fantastic seating and entertaining areas, while the lower tier is laid to lawn and would be perfect for those with green fingers. The property also retains a number of attractive period features throughout, adding character and charm to the home. To the front of the property there is on-street permit parking available. Early viewing is highly recommended. Contact the Greyfox Rainham sales team today to arrange your viewing before it's gone.

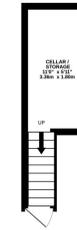
### Key Features

- Chain Free!
- Well Presented Terrace House
- Three Generous Bedrooms
- Open-Plan Living & Dining Space
- Modern Kitchen & Bathroom
- Central Gillingham Location
- Cellar Offering Additional Living Space (STRP)
- Landscaped & Tiered Rear Garden

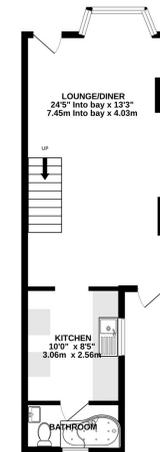
### Local Area

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.

CELLAR  
10'0" x 10'0"  
3.05m x 3.05m



GROUND FLOOR  
41'0" x 30'0" (12.5m x 9.1m)



1ST FLOOR  
40'0" x 28'0" (12.2m x 8.5m)



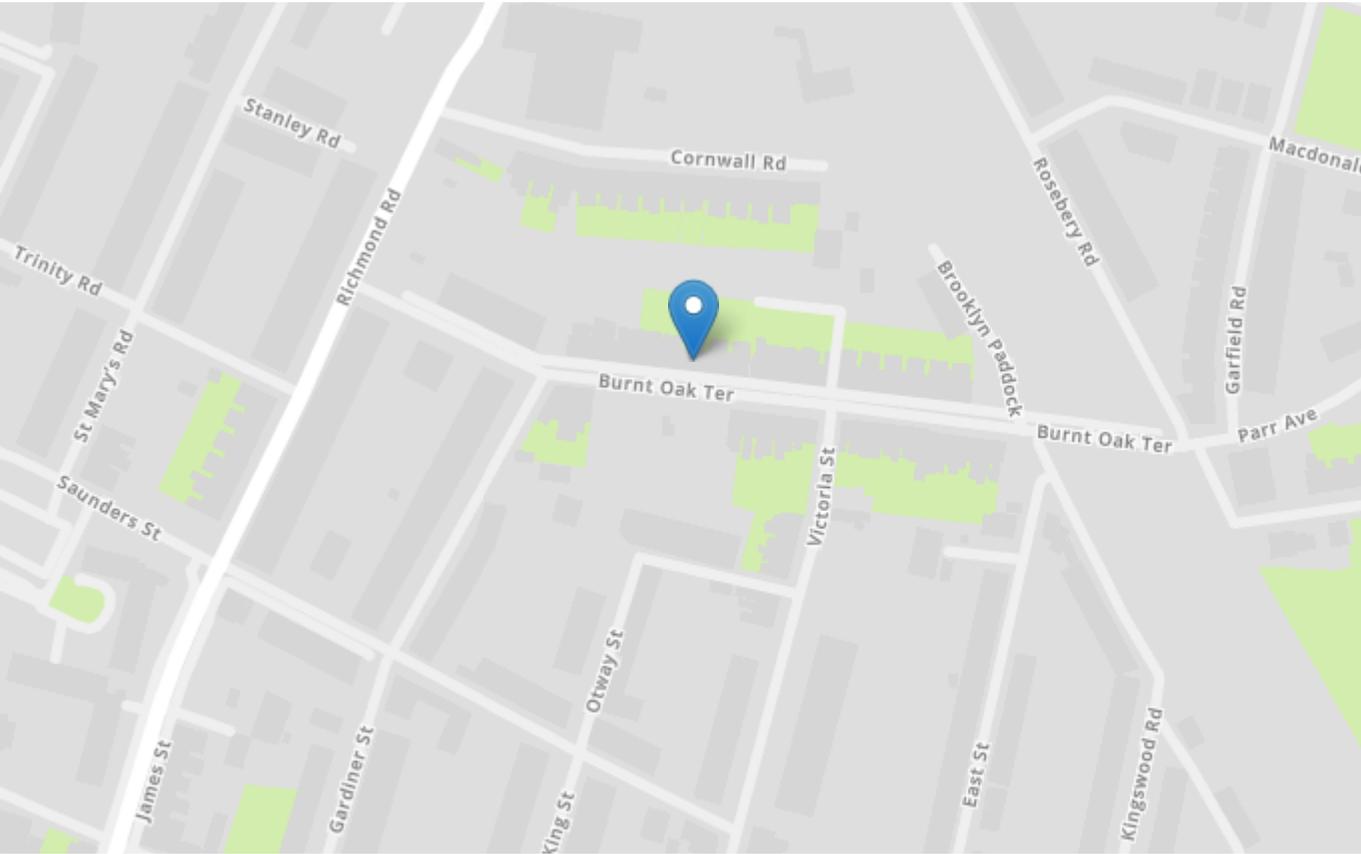
TOTAL FLOOR AREA : 933 sq.ft. (86.6 sq.m.) approx.

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	82
(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>.