



Three Bedroom Semi-Detached House  
Coniston Close, Gillingham, Kent, ME7 2TH

£325,000  
Freehold

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### Description

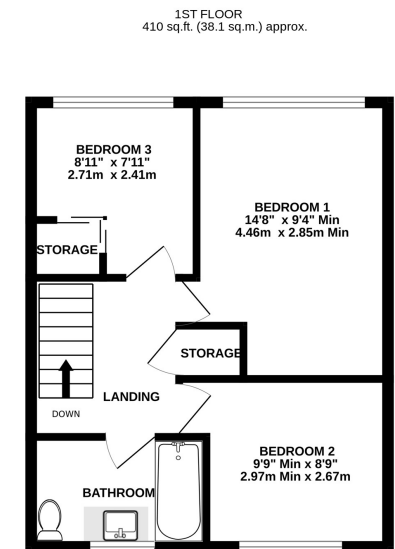
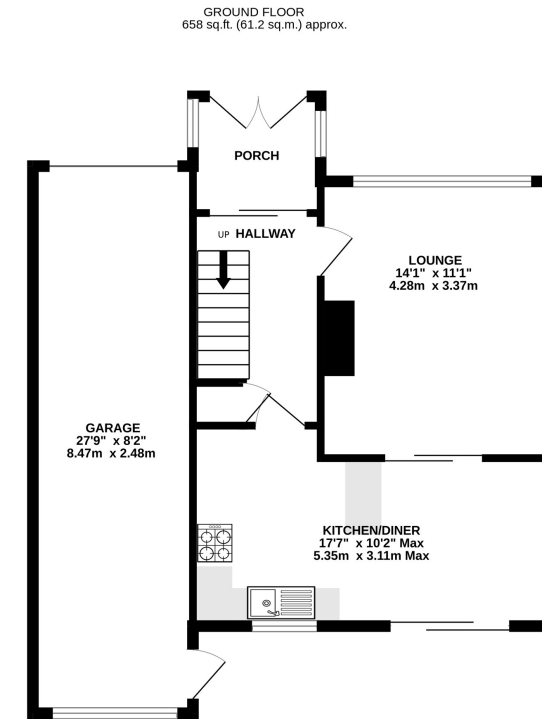
Chain Free! This three-bedroom semi-detached house located in a rarely available cul-de-sac, is perfect for anyone looking for a home with potential to improve and make their own. The ground floor accommodation offers a spacious lounge which is a perfect size for all the family to gather and relax, the kitchen/diner stretches across the back of the home with views of the garden, and offers ample space for dining and socialising, making it the heart of the home. On the first floor a generous family bathroom and three good-sized bedrooms two with built in storage and all provide plenty of room for bedroom furniture. Externally an attractive lawned front garden, a driveway and a double tandem garage with an inspection pit which provides additional parking and storage space. The mature south-facing garden is a true highlight, featuring a pond, beautiful plants, and trees. This serene outdoor space is perfect for gardening enthusiasts and those who love spending time outdoors. This location offers excellent transport links and is conveniently close to schools, shops, and amenities, making daily life easy and convenient. With scope to modernise, this property is ideal for anyone looking for a project where they can create their forever family home. Don't miss the opportunity to view this fantastic property, contact the Greyfox Sales Team in Rainham to arrange your viewing!

### Key Features

- Chain Free
- Scope To Modernise & Improve
- Semi Detached House
- Three Separate Bedrooms
- Spacious Kitchen/Diner
- Garage with Inspection Pit & Driveway
- Great Access To Schools, Shops, Motorway Links & Public Transport
- South Facing Garden Measuring Approx 42 x 30ft

### 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.



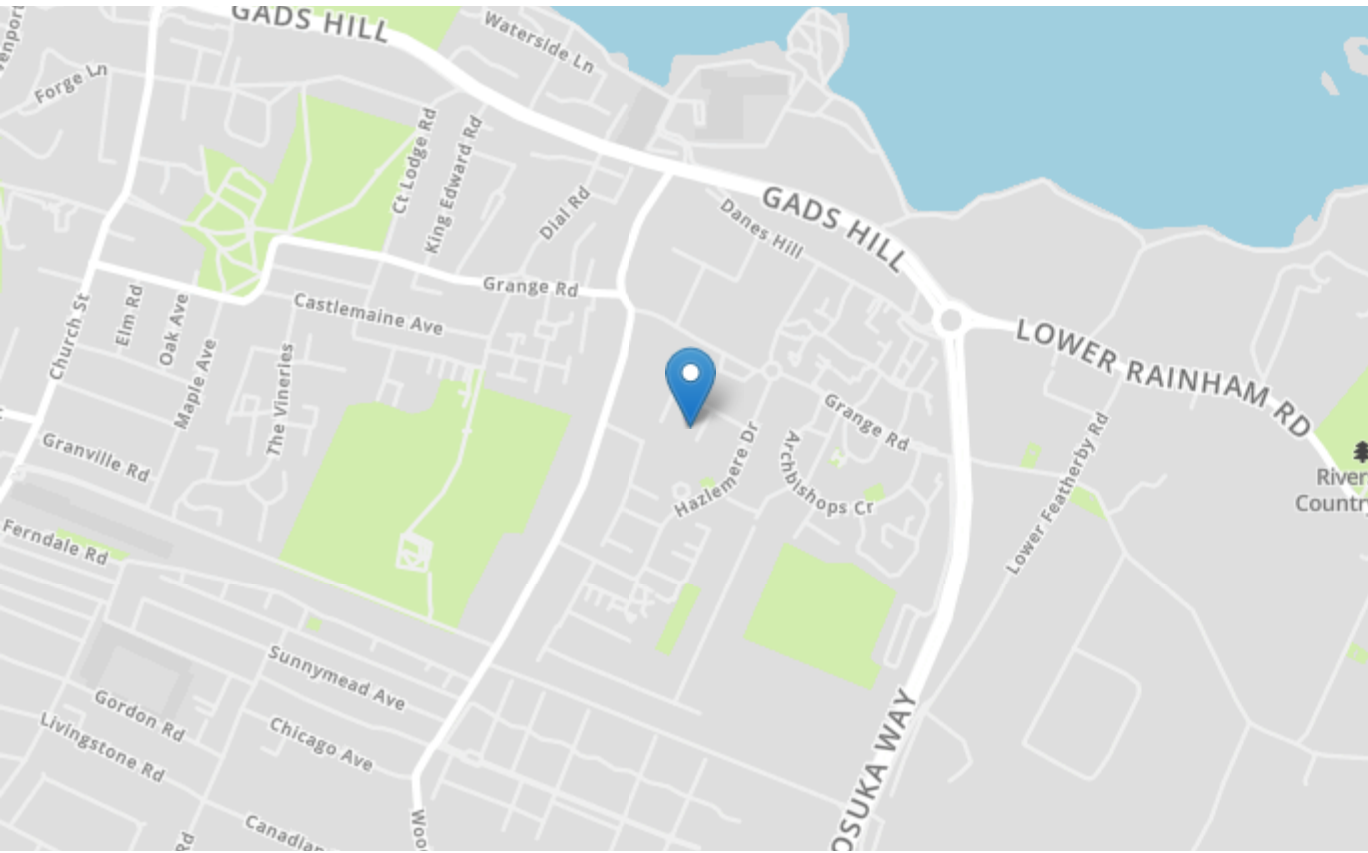
TOTAL FLOOR AREA : 1068 sq.ft. (99.3 sq.m.) approx.


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>		84
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(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 C

### Greyfox Walderslade

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#### Agent Notes

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