



**Connells**

Grange Road  
Gillingham





### Property Description

\*\*\* GUIDE PRICE £270,000 - £290,000 \*\*\* Connells are pleased to offer for sale this three-bedroom terraced home located on Grange Road. Integral garage which has potential to create more living space and a drive for one car. This is well positioned for families and commuters with good transport links to the A2/M2 motorway giving easy access to London and the Kent coast. Gillingham Mainline station with fast connections to London is close at hand. A short drive away you will find The Dockside Shopping centre, a range of local amenities and many schools for all ages including the University of Kent.

The accommodation to the ground floor comprises of an entrance hall, lounge/diner and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside further benefits include a good-sized rear garden. The location is very convenient as the property sits less than a mile from the High Street with a good range of shops and mainline station for the commuter where you can jump on a train and be in London within 40-45 minutes.

## Lounge

8' 4" x 19' 5" ( 2.54m x 5.92m )

## Kitchen

7' 5" x 10' 7" ( 2.26m x 3.23m )

## Bedroom One

7' 8" x 12' 5" ( 2.34m x 3.78m )

## Bedroom Two

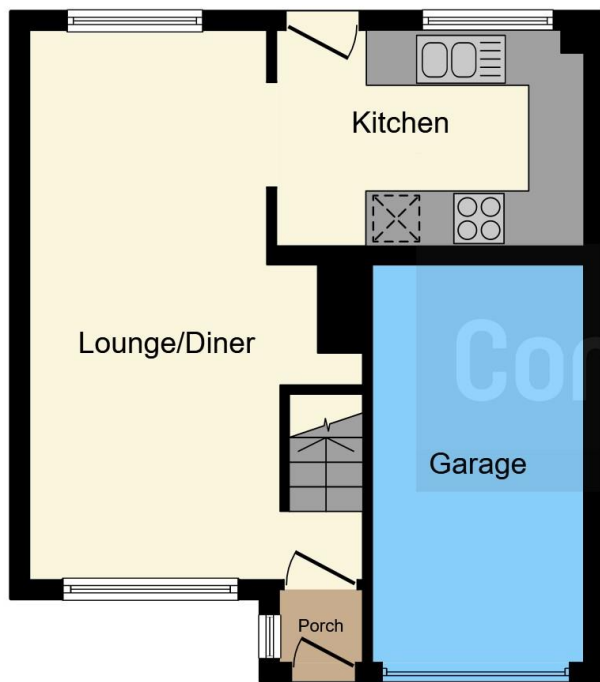
8' 5" x 11' 4" ( 2.57m x 3.45m )

## Bedroom Three

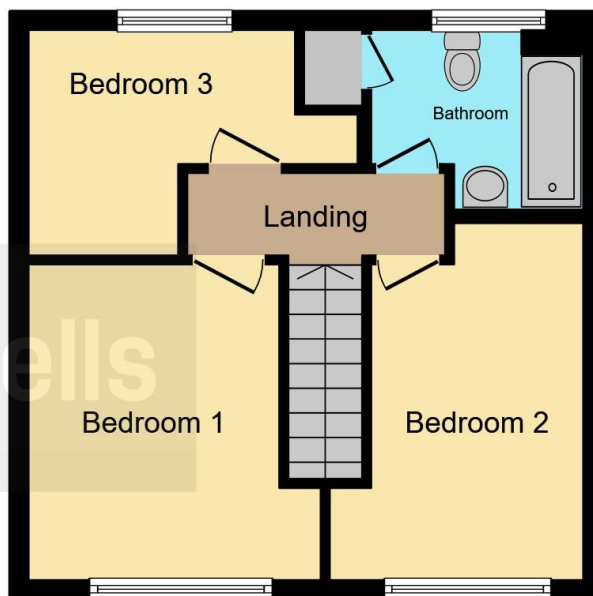
7' 8" x 9' 6" ( 2.34m x 2.90m )







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01634 233400**  
**E [rainham@connells.co.uk](mailto:rainham@connells.co.uk)**

21 High Street  
 RAINHAM ME8 7HX

**EPC Rating: D**

**view this property online [connells.co.uk/Property/RAL103187](http://connells.co.uk/Property/RAL103187)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RAL103187 - 0005