



**Connells**

Octave Terrace  
Gillingham



### Property Description

Situated within the heart of Gillingham is this deceptively spacious two bedroom mid terraced property. Octave Terrace is the perfect home for first time buyers or could be an ideal investment for anyone looking to get on the property ladder. The accommodation benefits from a spacious living area and dining space as well as a kitchen. The first floor offers two double bedrooms and a bathroom. The property also has offers ample space in the garden.

### Entrance Hall

The entrance hall into the property allows access to the living room, dining room and the stairs to the first floor. It also houses a radiator.

### Lounge

15' 10" into Alcove x 11' 3" ( 4.83m into Alcove x 3.43m )

The lounge space is light and airy and has a double glazed window to the rear of the property. The space has a decorative fireplace as well a radiator. The room has carpeted flooring and ceiling lights. There is an under stairs cupboard that can be accessed via the living room. You can also enter the kitchen via the living room space.

### Dining Room

11' 10" into Alcove x 10' 7" ( 3.61m into Alcove x 3.23m )

The dining room has a double glazed window to the front of the property and can be accessed via the entrance hall of the property. There is a fireplace for decorative reasons. The dining room also houses a radiator.

### Kitchen

9' 11" max x 8' ( 3.02m max x 2.44m )

The fitted kitchen area has both wall and base units with work surfaces and part tiling behind. There is a double glazed window to the side of the property as well as a door to the rear garden. The kitchen has a 1 bowl stainless steel sink and drainer. The Kitchen has a cooker hood as well as space for a fridge-freezer, a washing machine and an oven. The kitchen houses the CH boiler and a radiator. The kitchen has lino flooring and ceiling lights.



## Landing

The landing can be accessed via the stairs from the ground floor hall. It gives access to bedroom 1, bedroom 2 and the bathroom. There is loft access.

## Bedroom 1

15' 9" max x 10' 7" ( 4.80m max x 3.23m )

The first bedroom has a double glazed window to the front of the property. It houses a radiator and has a decorative fireplace. The bedroom has carpeted flooring with ceiling lights.

## Bedroom 2

11' 3" x 12' 1" ( 3.43m x 3.68m )

The second bedroom has a double glazed window to the rear of the property. The bedroom has built in wardrobes which offer extra storage space. The bedroom houses a radiator. This room has carpeted flooring with ceiling lights.

## Bathroom

The part tiled bathroom on the first floor has a double glazed window to the rear of the property. It has a bath with mixer tap with an overhead shower attachment as well as a WC and a wash hand basin. It has an extractor fan, an airing cupboard and a radiator and can be accessed via the landing.

## Rear Garden

The rear garden is laid to shingle and has a raised area of lawn enclosed by fencing and walls.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

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Tenure: Freehold



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