



**Connells**

Church View  
Gillingham





## Property Description

A MUST VIEW!

This three bedroom link-detached property in Gillingham features a cloakroom with a WC and a part tiled wash hand basin. The lounge includes an integrated understairs storage cupboard. The kitchen is equipped with wall and base units, an induction hob, an electric cooker, and a cooker hood. The dining room has double glazed sliding doors leading to the conservatory. It has Karndean flooring. The conservatory includes double glazed French doors that open to the garden.

Bedroom 1 has two integrated wardrobes and a door to the ensuite, which contains a shower cubicle. Bedrooms 2 and 3 each have a radiator. The bathroom is fitted with a WC, a wash hand basin, and a bath with mixer taps. The property has off-road parking. The rear garden is designed with a patio leading to a lawn and is bordered by mature shrubs. The integrated garage includes power and has space for white goods.

It is located only a short walk from the town centre and is close to local amenities such as supermarkets, cafes, schools and a leisure centre. Gillingham has excellent travel links with a mainline train station direct to London Waterloo as well as being a short drive from the A303.

### Entrance Hall

The entrance hall has a radiator.

### Cloakroom

The cloakroom has a double glazed, frosted window to the side of the property. It has a WC, a part tiled wash hand basin, a radiator and a fuse box.

### Lounge

17' 1" max x 16' 6" max ( 5.21m max x 5.03m max )

The lounge has two double glazed windows to the front of the property. It has a radiator, a TV point, an integrated storage cupboard, a smoke alarm and karndean flooring.

### Kitchen

8' 4" x 8' ( 2.54m x 2.44m )

The kitchen has a double glazed window to the rear of the property. It has both wall and base units with an integrated fridge, an induction hob and electric cooker with an extractor hood, a one bowl sink and drainer, a radiator, a door to the integrated garage and karndean flooring.

### Dining Room

8' 3" x 8' 5" ( 2.51m x 2.57m )

The dining room has a radiator, karndean flooring and a double glazed sliding door to the conservatory.



## Conservatory

8' 1" x 9' 1" ( 2.46m x 2.77m )

The conservatory has three double glazed windows to the rear of the property and double glazed French doors to the rear garden. It has power and tiled flooring.

## First Floor Landing

The landing has a smoke alarm and a loft hatch.

## Bedroom 1

8' x 12' 10" ( 2.44m x 3.91m )

Bedroom 1 has a double glazed window to the front of the property. It has two integrated wardrobes and a radiator.

## En Suite

The tiled ensuite has a double glazed, frosted window to the front of the property. It has a WC, a wash hand basin with a base unit, a shower cubicle and extractor fan, a medicine cupboard, a radiator and vinyl flooring.

## Bedroom 2

8' 5" max x 13' 2" max ( 2.57m max x 4.01m max )

Bedroom 2 has two double glazed windows to the rear of the property. It has a radiator.

## Bedroom 3

7' 10" x 8' 8" ( 2.39m x 2.64m )

Bedroom 3 has a double glazed window to the rear of the property. It has a telephone point and a radiator.

## Bathroom

The part tiled bathroom has a double glazed, frosted window to the side of the property. It has a WC, a wash hand basin, a bath with mixer taps, an extractor fan, a heated towel rail and an integrated airing cupboard.

## Outside Front Garden

The front garden has a path to the front door. It has off road parking next to the property.

## Rear Garden

The rear garden is patio to lawn. It has shrub borders, an outside tap and a garden shed.

## Garage

The integrated garage has a door to the rear of the property. It has power and houses the boiler. The garage has space for white goods.













To view this property please contact Connells on

**T 01747 821 791**  
**E [gillingham@connells.co.uk](mailto:gillingham@connells.co.uk)**

4 Clive House High Street  
GILLINGHAM SP8 4QT

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GIL305818](https://connells.co.uk/Property/GIL305818)**



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: GIL305818 - 0004