



Connells

Palace Road
Gillingham



Property Description

Connells welcome this delightful three-bedroom mid-terraced property in the popular residential area of Palace Road to the market. Benefitting from allocated parking and a particularly large garden space, this family home presents the perfect opportunity for first time buyers, second steppers and those looking to downsize to something more manageable. The property itself comprises a well-sized living space which hosts a door to the well-lit conservatory, which then offers French doors to the garden space. Additionally, the ground floor includes a proportional kitchen and a cloakroom for added convenience. Upstairs, you will find three bright bedrooms as well as a family-sized bathroom, summarizing this home beautifully! This is not one to be missed - CALL CONNELLS AND BOOK YOUR VIEWING TODAY!!

Entrance Hall

The entrance hall has a radiator, smoke alarm and integrated storage.

Cloakroom

The cloakroom has a WC, hand wash basin and a radiator.

Lounge

14' 10" max x 15' 5" max (4.52m max x 4.70m max)

The lounge has a double glazed window to the rear of the property. It has a TV point, two radiators, understairs storage space and a double glazed door to the conservatory.

Kitchen

10' 10" x 8' 1" max (3.30m x 2.46m max)

The kitchen has two double glazed windows to the front of the property. It has both wall and base units, an electric oven and hob, extractor hood, sink and space for a washing machine.

Conservatory

13' 9" x 7' 9" (4.19m x 2.36m)

The conservatory has a double glazed window to the rear of the property and double glazed French doors to the rear garden.



First Floor

Landing

The landing has an airing cupboard, radiator and loft hatch.

Bedroom 1

8' 9" x 13' 2" (2.67m x 4.01m)

Bedroom 1 has three double glazed windows to the front of the property. It has an integrated double wardrobe, TV point and a radiator.

Bedroom 2

8' 7" x 8' 4" max (2.62m x 2.54m max)

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

Bedroom 3

6' 9" x 6' 8" (2.06m x 2.03m)

Bedroom 3 has two double glazed windows to the rear of the property and a radiator.

Bathroom

The part tiled bathroom has a WC, hand wash basin, a bath and shower with mixer taps and an extractor fan.

Outside

Front Garden

The front garden has a outside tap.

Rear Garden

The rear garden is patio to lawn. It has side access to the front of the property.









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

To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GIL305589



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GIL305589 - 0002