



**Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Gillingham Road,  
Gillingham, Kent, ME7**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Planning permission granted to build a separate 3 bedroom dwelling
- 2/3 bedroom end of terrace house
- Immaculate condition
- Double garage
- Within walking distance to main line station and Medway hospital



## Accommodation

### GROUND FLOOR

Porch

Lounge: 23'1 x 10'9 into bay (7.04m x 3.28m)

Kitchen/Diner: 18'2 x 12'6 (5.54m x 3.81m)

### FIRST FLOOR

Landing

Bedroom 1: 11'1 x 9'8 (3.38m x 2.95m)

Bedroom 2: 11'0 x 10'0 (3.36m x 3.05m)

En-Suite Shower Room

Bedroom 3 (off Bedroom 2): 7'2 x 6'4 (2.19m x 1.93m)

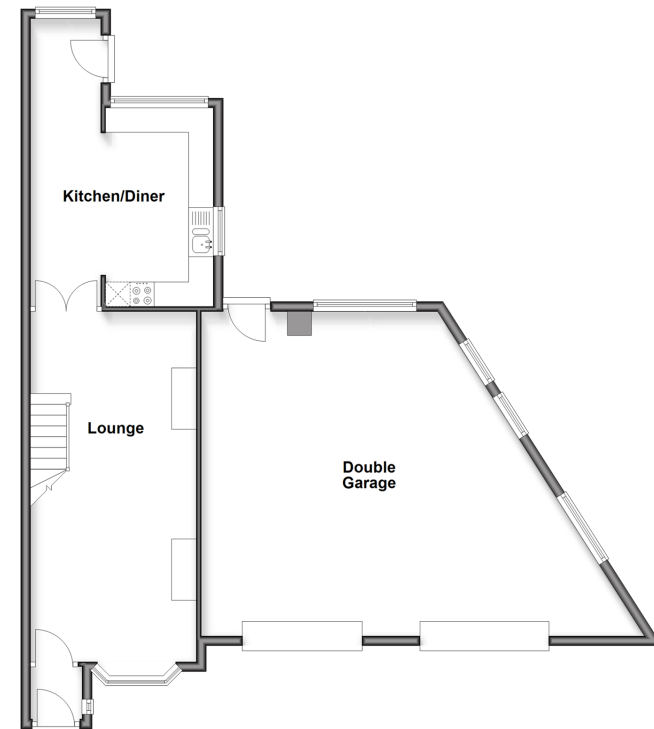
### OUTSIDE

Front Garden

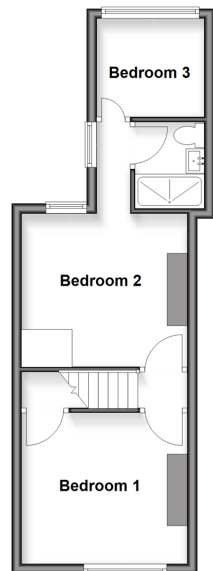
Double Garage

Rear Garden

**Ground Floor**  
Approx. 89.9 sq. metres (968.2 sq. feet)



**First Floor**  
Approx. 32.8 sq. metres (352.7 sq. feet)



**Call Gillingham - 01634 851191 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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