



## 18 Garfield Road, Gillingham, ME7 1QB

Nestled on Garfield Road in Gillingham, this charming mid-terrace house, built in the early 1900s, offers a delightful blend of period features and modern convenience. Spanning an impressive 1,184 square feet, this deceptively spacious property boasts three well-proportioned bedrooms, making it an ideal family home or a comfortable retreat for professionals. Upon entering, you are greeted by a welcoming hallway that leads to two inviting reception rooms, currently utilised as a lounge and dining room. These spaces are perfect for entertaining guests or enjoying quiet evenings at home. The larger-than-average galley kitchen is a standout feature, providing ample room for culinary creativity and leading seamlessly to a utility area and a convenient downstairs cloakroom. Additionally, the property benefits from a handy cellar, offering extra storage space. The first floor is home to a separate shower room, ensuring that morning routines are both efficient and private. Outside, the good-sized rear garden is predominantly laid to lawn, complemented by a hard-standing patio area, ideal for al fresco dining or simply relaxing in the sun. The garden also provides rear access, enhancing its practicality. A small front courtyard garden adds to the property's curb appeal. Parking is made easy with permits available for just £30 per annum, along with additional visitor permits. The property's EPC rating is TBC but falls within council tax band B, making it an economical choice for potential buyers or renters. Located close to a variety of amenities, this home offers both comfort and convenience in a vibrant community. Don't miss the opportunity to make this delightful property your own.

- £30pa PERMIT PARKING
- EASY ACCESS TO LOCAL AMENITIES
- THREE BEDROOMS
- DOWN STAIRS CLOAK ROOM
- FIRST FLOOR SEPARATE SHOWER ROOM
- LARGE KITCHEN
- 2 RECEPTION ROOMS
- REAR GARDEN
- CELLAR

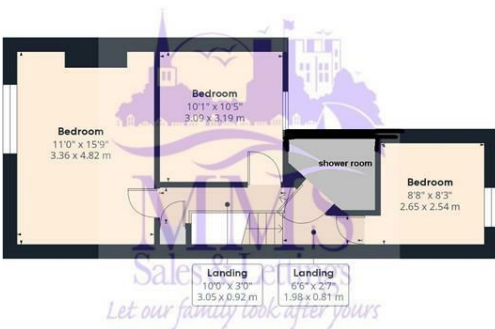
**£290,000**



Floor -1



Ground Floor



Floor 1



Approximate total area<sup>1</sup>  
893.51 ft<sup>2</sup>  
83.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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