



Derby Road, Gillingham

*Offers In The Region Of £325,000*

## *Key Features*

- Three Bedroom Semi-Detached House
- Ideal Location
- Bright, Inviting Living Space
- Flexible Layout
- Comfortable Upstairs Accommodation
- Attractive Outdoor Area
- Secure Parking
- Renovation Potential
- EPC Rating D (55)
- Council Tax Band C



## *Property Summary*

Nestled in a tranquil neighborhood of Chatham, this delightful three-bedroom semi-detached house offers a unique opportunity for those seeking a comfortable and customizable living space. With its spacious layout and potential for personalization, it presents an ideal canvas for creating a cozy retreat tailored to your lifestyle.



## Property Description

Upon entering, you are greeted by a generously sized living room featuring a large window that spans the width of the exterior wall. This design floods the space with natural light, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests.

The functional kitchen/diner provides ample space for culinary pursuits and casual dining. Its layout is ideal for hosting family and friends, making meal preparation and dining both convenient and enjoyable.

Upstairs, the property boasts two sizable double bedrooms and a cozy single bedroom, all equipped with built-in storage solutions to maximize space and convenience. An upstairs bathroom serves these bedrooms, ensuring ease of access and functionality.

A charming conservatory offers additional living space, perfect for a tranquil reading nook or hobby room. This versatile area can be adapted to suit your personal preferences, providing a serene spot to unwind.

The property includes a garage and an additional parking space, ensuring secure storage and convenience for homeowners. A good-sized garden provides a serene outdoor space for relaxation or gardening enthusiasts, offering a private oasis to enjoy throughout the seasons.

While the property requires some updating, primarily in terms of new carpeting and interior décor, this presents a wonderful opportunity to tailor the home to your personal taste and style. Situated on Derby Road, the property is within close proximity to local shops, healthcare facilities, and recreational areas, providing a convenient lifestyle for residents.

Chatham benefits from excellent transport connections, with easy access to major road networks and public transportation options, facilitating effortless travel to surrounding areas.

This property is particularly suited to solo retirees seeking a manageable and comfortable living space with the potential to customize and make it their own. The combination of practical features, renovation potential, and a desirable location makes this home a compelling choice for those looking to enjoy a fulfilling and relaxed lifestyle.



## About The Area

Derby Road in Chatham offers an inviting and serene environment, perfect for those seeking a relaxed yet engaging lifestyle. The area is known for its charming, established character, featuring well-maintained homes that exude a timeless appeal. Residents enjoy the benefits of a stable and friendly neighborhood where community spirit is strong, making it easy to forge new connections and enjoy local activities.

Living on Derby Road means having easy access to a range of essential amenities, including local shops, healthcare facilities, and leisure services. The neighborhood's compact size and well-planned layout create a sense of calm and convenience, allowing residents to manage daily tasks with ease. Excellent transport links make it simple to explore the wider area or visit nearby attractions, adding to the overall appeal for those who value both tranquility and connectivity.

In essence, Derby Road provides a comfortable, well-connected, and community-focused setting that is ideal for those who wish to enjoy a peaceful yet active lifestyle.

## Lounge

15'2 x 12'7

## Kitchen Diner

15'11 x 9'2

## Conservatory

9'0 x 8'4



### **Bedroom One**

14'11 x 9'6

### **Bedroom Two**

9'6 x 7'9

### **Bedroom Three**

9'7 x 6'8

### **Bathroom**

7'11 x 5'5

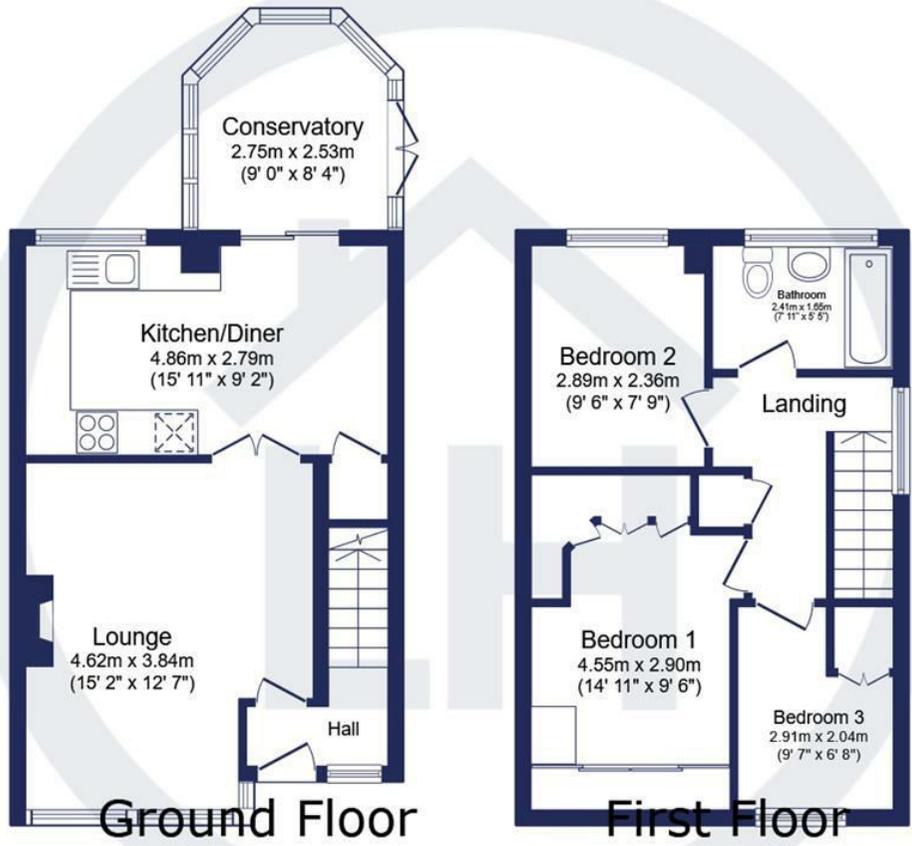
### **About Lamborn Hill**

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect. Since 2009,

we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

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Ground Floor Floor area 42.3 m<sup>2</sup> (455 sq.ft.) First Floor Floor area 36.5 m<sup>2</sup> (393 sq.ft.)

**TOTAL: 78.8 m<sup>2</sup> (848 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		55
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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