



Ingram Road, Gillingham

3 Bedroom, 1 Bathroom, House 2, 2 Reception Rooms, Double Garage

£300 000





- End of terrace house
- Three bedrooms
- Spacious kitchen
- Utility Room
- Abundance of natural light
- Two reception rooms
- Charming Large garden
- Double garage at rear
- Walking distance to Train Station
- Near local schools and Parks

Presenting this exceptional end of terrace house, currently listed for sale and offering a wonderful opportunity for first-time buyers, investors, and families alike. The property is showcasing a tasteful blend of modern comforts and some original features that add a unique character to the home.

The house boasts three well-proportioned bedrooms. The first and second bedrooms are generously sized doubles, while the third bedroom, although smaller, offers ample space. Each room, brimming with potential, promises to be a private haven for its occupants.

The property features a spacious kitchen that benefits from an abundance of natural light, perfect for those who have a fondness for cooking. Additionally, there are two delightful reception rooms, with the first showcasing beautiful wood floors, ideal for entertaining guests or enjoying quiet, cosy evenings.

One of the standout features of this property is the exterior space. A charming garden offers a peaceful retreat, and the double garage provides additional practical space, which can be utilised according to your needs.



The house is conveniently located, offering easy access to public transport links, local amenities, and green spaces. It's also in close proximity to local schools, making it an excellent choice for families. The property falls under council tax band C and has an EPC rating of D.

In summary, this end of terrace house, with its spacious interiors and desirable location, offers an excellent opportunity to create a beautiful family home or a profitable investment.

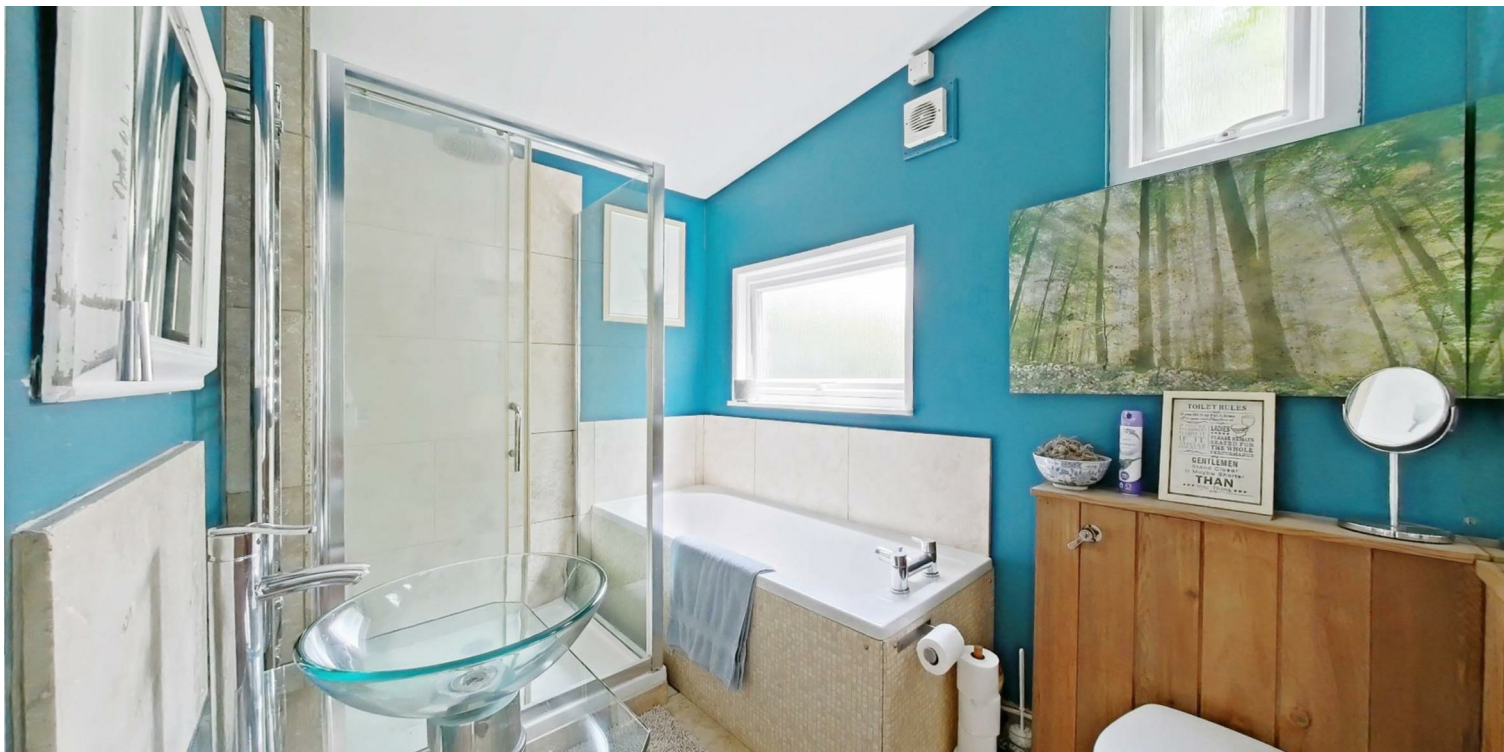
EPC: D

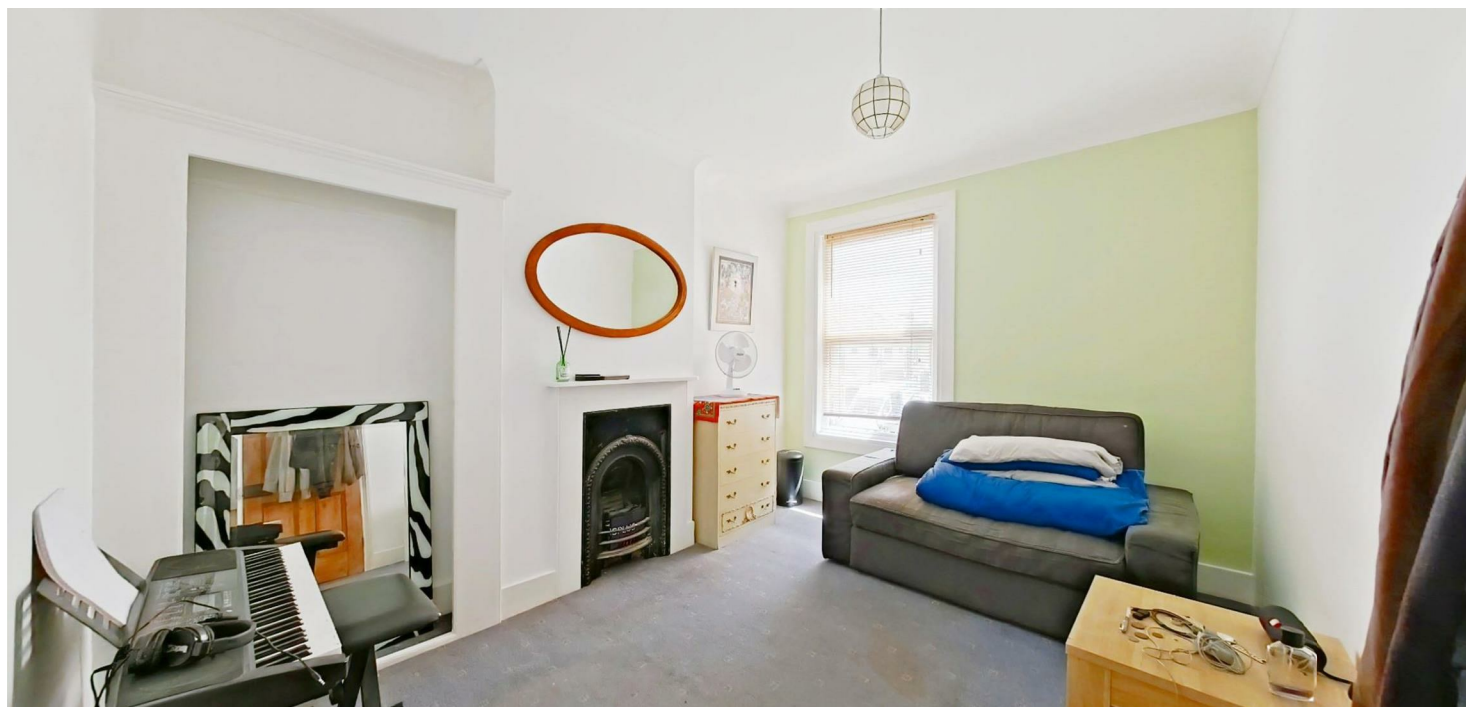
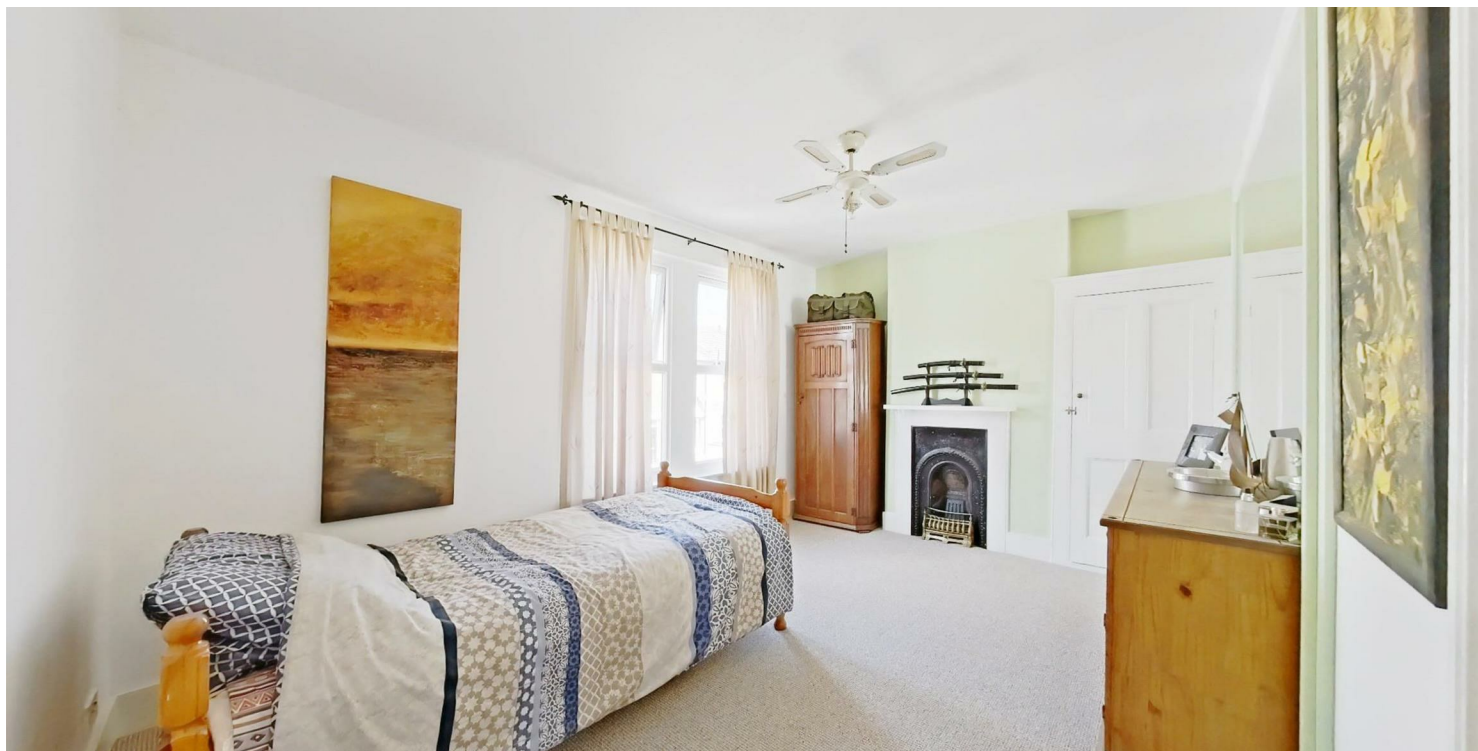
Council Tax: C

Broadband: Virgin, Openreach and Cityfibre - All available

Mobile Data: EE, Vodafone, O2 and Three all available

Flooding: Surface and yearly: Very Low





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC. 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC. 	



Basement
200 sq.ft. (18.6 sq.m.) approx.

Ground Floor
530 sq.ft. (49.2 sq.m.) approx.

1st Floor
408 sq.ft. (37.9 sq.m.) approx.

2nd Floor
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 sq.m.) approx.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.