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York Farm Cottage Lower Twydall Lane

• Gillingham

Price: £320,000



York Farm Cottage, Lower Twydall Lane, , ME7 2UX
£320,000

- UNIQUE 1 BEDROOM PERIOD PROPERTY LOCATED IN LOWER RAINHAM LOCATION
- DOUBLE GARAGE
- GARDEN APPROX. 50' IN DEPTH
- EPC RATING AWAITED "D", MEDWAY COUNCIL TAX BAND "B"
- UNDERFLOOR HEATING, GAS CENTRAL HEATING AND DOUBLE GLAZING (WHERE STATED)
- IDEAL PURCHASE FOR FIRST TIME BUYER
- SECLUDED LOCATION
- PRESENTED FOR SALE IN GOOD CONDITION.

Nestled in the charming area of Lower Twydall Lane, Gillingham, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an inviting 555 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests.

The home comprises one spacious bedroom, providing a tranquil retreat for rest and rejuvenation. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this property is the DOUBLE GARAGE available for two vehicles, a rare find in many urban settings. This added convenience makes it an excellent choice for those with multiple cars or for visitors.

With its appealing layout and practical amenities, this semi-detached house is perfect for first-time buyers, couples, or anyone seeking a cosy home in a friendly neighbourhood. The location offers easy access to local amenities and transport links, making it a desirable spot for modern living.

This property presents a wonderful opportunity to create a warm and inviting home in Gillingham. Do not miss the chance to view this charming residence.

Kitchen

10'0" x 9'11" red to 7'10" (3.07m x 3.03m red to 2.41m)
Wooden stable entrance door. Double glazed window to front. Modern fitted kitchen comprising base and eye level units with work surfaces. Space for gas cooker. Space for fridge/freezer. Inset ceramic sink unit. Door to:

Lounge

14'2" x 13'6" (4.33m x 4.14m)
Double glazed sash window to front, stair case first floor.

Bedroom

14'4" x 12'8" (4.39m x 3.87m)
Double glazed sash window to front, radiator.

Shower Room

10'1" x 8'1" (3.09m x 2.47m)
Frosted double glazed sash window to front, white 4 piece suite comprising

Exterior

Rear Garden

Incorporating an outside utility space.

Double garage

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Energy Efficiency Rating

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

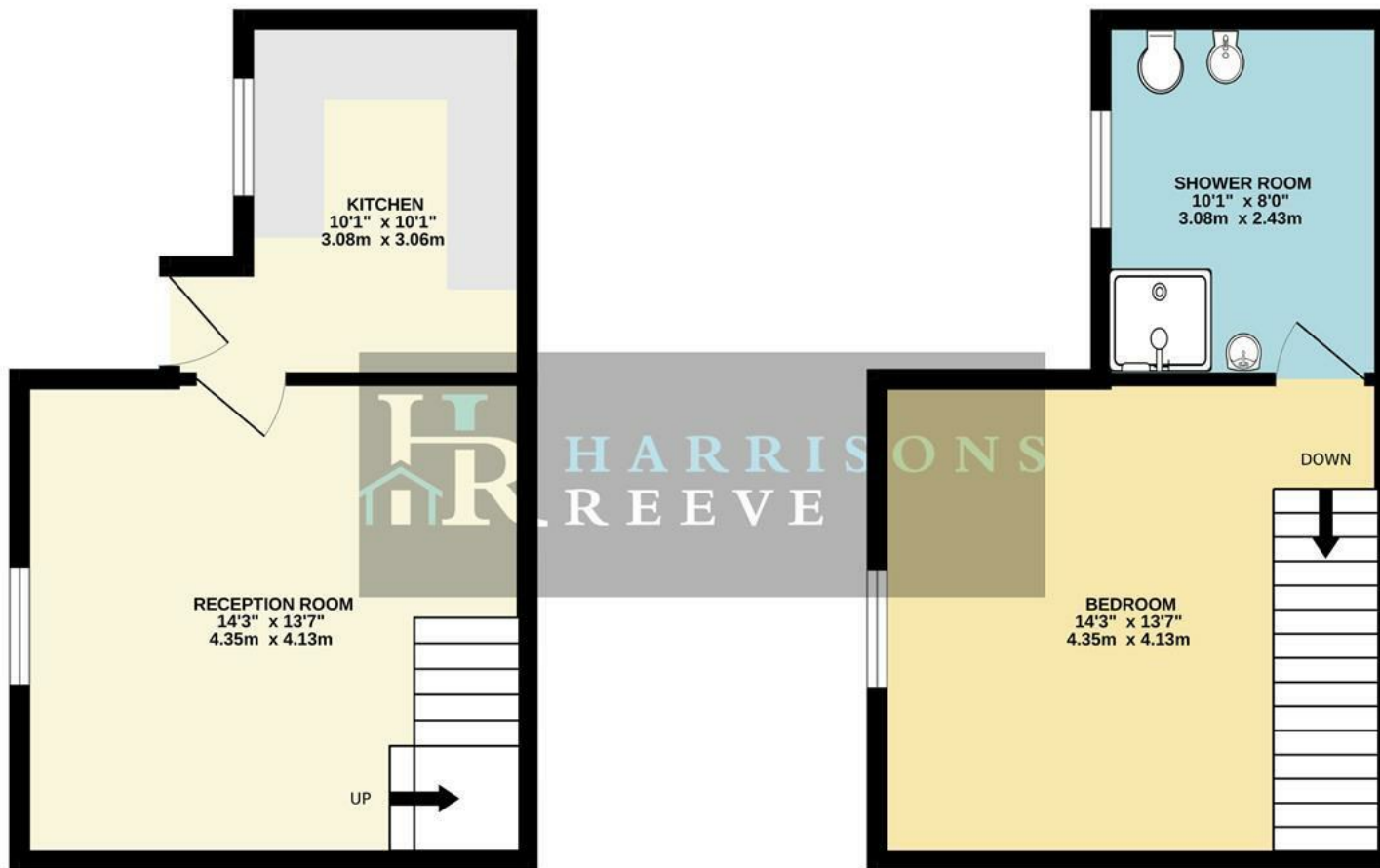
Environmental Impact (CO₂) Rating

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

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GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.

1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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