

01634 379 799

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CHARTER STREET

1 Charter Street

• Gillingham

Price: Offers In Excess Of £240,000



1, Charter Street, , ME7 1NQ
Offers In Excess Of £240,000

- THREE BEDROOM END TERRACE
- UTILITY ROOM
- MODERN SHOWER ROOM
- POTENTIAL FOR LOFT CONVERSION
- SIDE ACCESS IDEAL FOR MOTORBIKE
- GENEROUS SIZE ROOMS
- LOW MAINTENANCE REAR GARDEN
- CHAIN FREE
- CTAX BAND: B
- EPC RATING: D (59)

Beautifully presented three bedroom end of terrace on Charter Street in the vibrant town of Gillingham. This charming home presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

The modern shower room has been thoughtfully designed, offering a stylish and functional space for your daily routines. Additionally, the property features a convenient utility room, enhancing the practicality of everyday living. With side access to the property, you can easily navigate to the low-maintenance rear garden, which is perfect for outdoor activities or simply unwinding in the fresh air.

The property is presented as CHAIN-FREE, allowing for a smooth and hassle-free purchase process. The location in Gillingham offers a blend of community spirit and accessibility, with local amenities, schools, and transport links within easy reach.

EPC Rating: D

Lounge
12'1" x 12'11" (3.70m x 3.95m)

Dining Room
12'2" x 9'10" (3.73m x 3.02m)

Kitchen
7'5" x 9'10" (2.27m x 3.00m)

Utility Room
8'0" x 6'2" (2.45m x 1.88m)

Shower Room
7'3" x 6'6" (2.21m x 1.99m)

Bedroom 1
12'2" x 9'11" (3.73m x 3.04m)

Bedroom 2
12'2" x 9'10" (3.73m x 3.00m)

Bedroom 3
7'4" x 10'0" (2.25m x 3.07m)

Garden

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

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.

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

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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