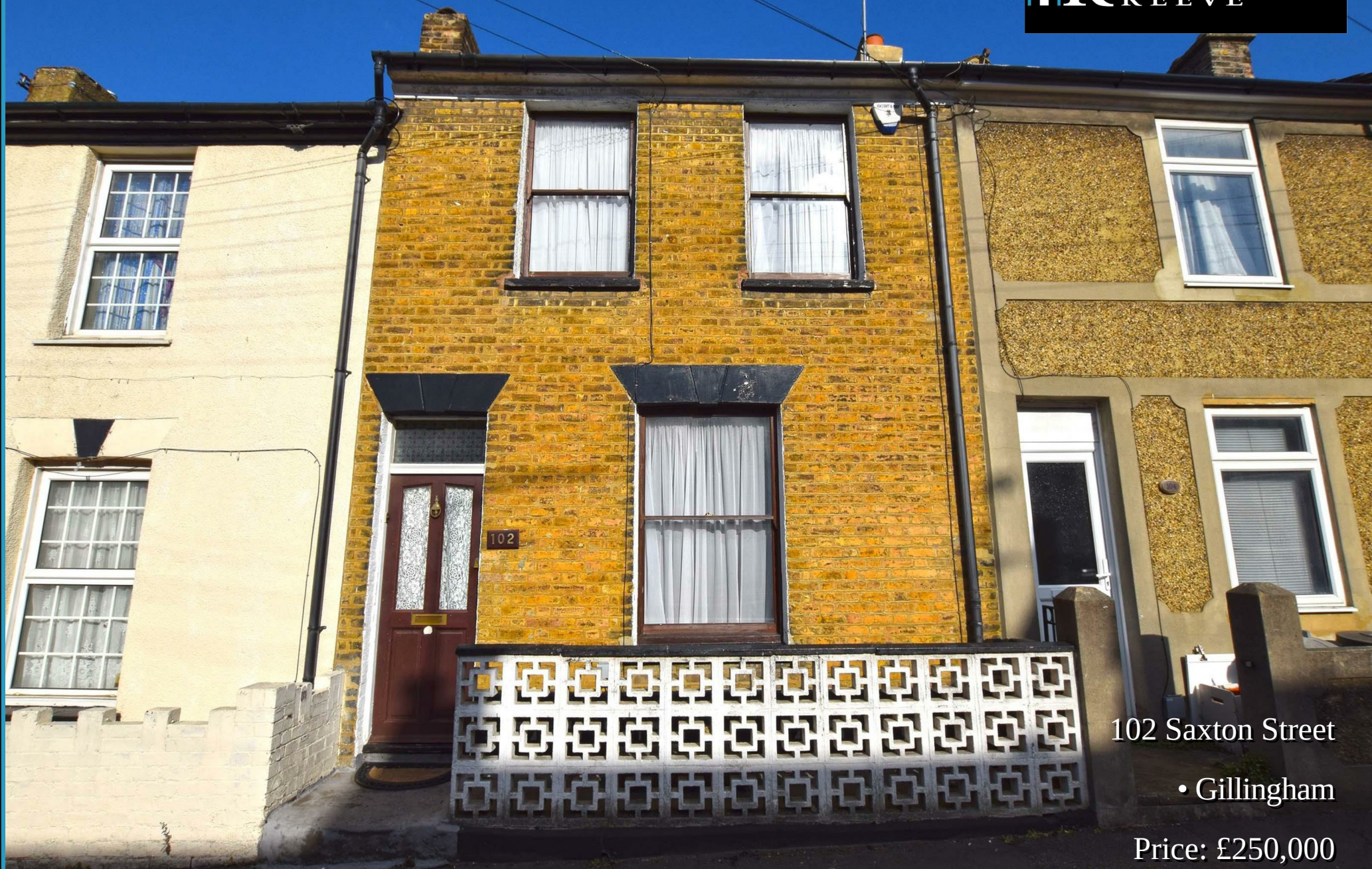


01634 379 799

www.harrisonsreeve.com

 HARRISONS
REEVE



102 Saxton Street

• Gillingham

Price: £250,000



102, Saxton Street, , ME7 5EQ
£250,000

- SOLD (STC) BY HARRISONS REEVE
- 2 DOUBLE BEDROOM MID TERRACE HOUSE IN CENTRAL GILLINGHAM LOCATION
- PRESENTED FOR SALE IN GOOD ORDER
- APPROX. 60' REAR GARDEN MAINLY LAID TO LAWN
- APPROX. 992 SQ FT INCLUDING TV ROOM/CELLAR
- SEPARATE, UPSTAIRS BATHROOM
- CLOSE PROXIMITY TO GILLINGHAM HIGH STREET AND THE GREAT LINES RECREATION AREA.
- EPC RATING "D" MEDWAY COUNCIL TAX BAND "B"
- 2 RECEPTION ROOMS & KITCHEN

Nestled on the charming Saxton Street in Gillingham, this delightful terraced house offers a perfect blend of character and modern living. Built in 1890, the property boasts a rich history while providing ample space for comfortable living, with a generous 992 square feet to call your own.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The natural light that floods through the windows enhances the warm and welcoming atmosphere throughout the home.

The property features two well-proportioned bedrooms, providing a peaceful retreat for rest and rejuvenation. Each room offers the potential for personalisation, allowing you to create your own sanctuary. The bathroom is conveniently located, ensuring ease of access for all residents.

Saxton Street is situated in a vibrant community, with local amenities, schools, and parks just a stone's throw away. This location is perfect for those seeking a balance of tranquillity and convenience, making it an ideal choice for families, couples, or individuals alike.

In summary, this charming terraced house on Saxton Street presents an excellent opportunity for anyone looking to invest in a property with character and potential. With its spacious layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Hardwood entrance door, stair case to first floor, door to cellar room.



Lounge

11'0" x 10'5" (3.36m x 3.20m)
Sash window to front, radiator, feature open fireplace.

Dining Room

12'0" x 9'8" (3.68m x 2.97m)
Double glazed window to rear, radiator

Kitchen

11'1" x 7'9" (3.39m x 2.38m)
Double glazed window and door to side. Modern white fitted kitchen featuring base and eye level units. Space and plumbing for washing machine. Built in electric oven and hob. Wall mounted boiler.

Cellar

14'8" x 9'7" (4.48m x 2.93m)
Currently used as a tv room.

Landing

Access to loft space.

Bedroom 1

15'2" max into alcove x 10'10" (4.63m max into alcove x 3.32m)
2 sash windows to front, radiator, built in cupboard.

Bedroom 2

10'10" x 10'0" (3.32m x 3.05m)
Double glazed window to rear, radiator. Built in double cupboard.

Bathroom

10'10" x 7'10" (3.32m x 2.40m)
Double glazed window to rear. Modern, 3 piece suite featuring panelled bath with mixer tap and shower attachment over, low level WC and pedestal wash hand basin. Chrome heated towel rail.

Exterior

Rear Garden

Approx. 60' in depth mainly laid to lawn. Rear pedestrian access. Fenced to boundaries.

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.

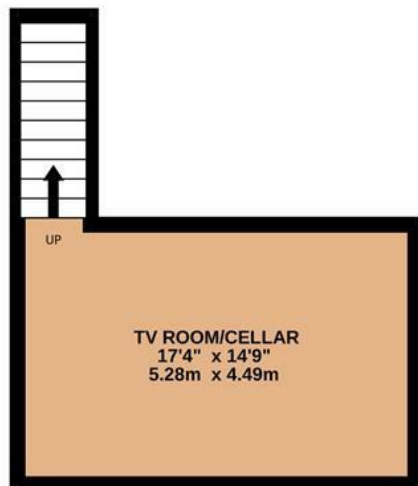


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

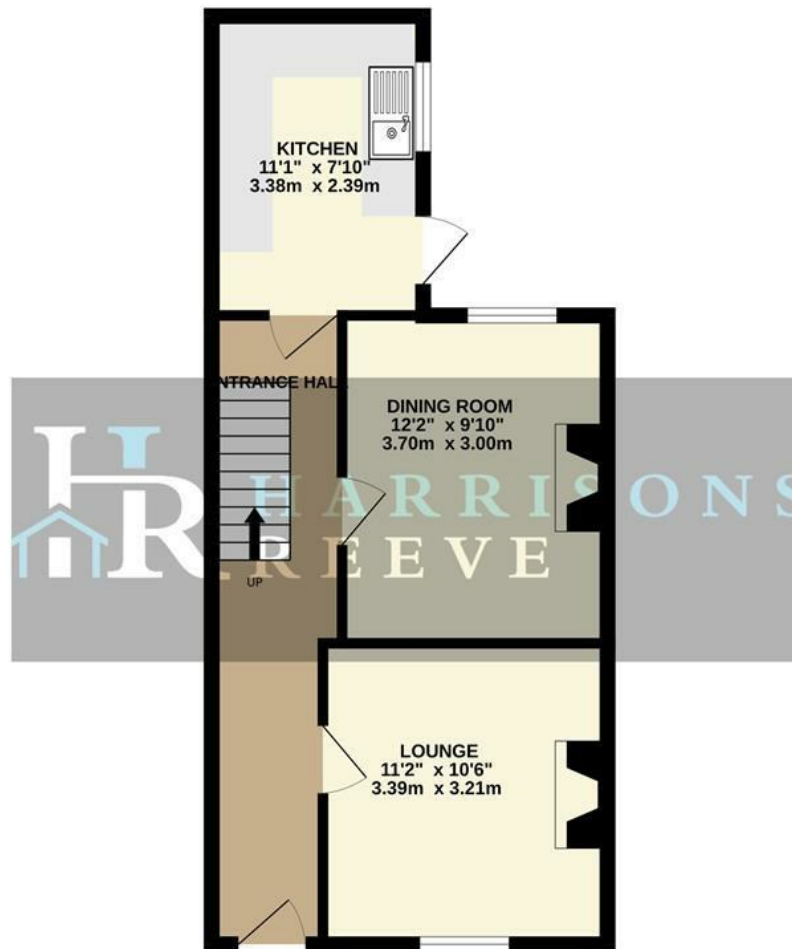
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

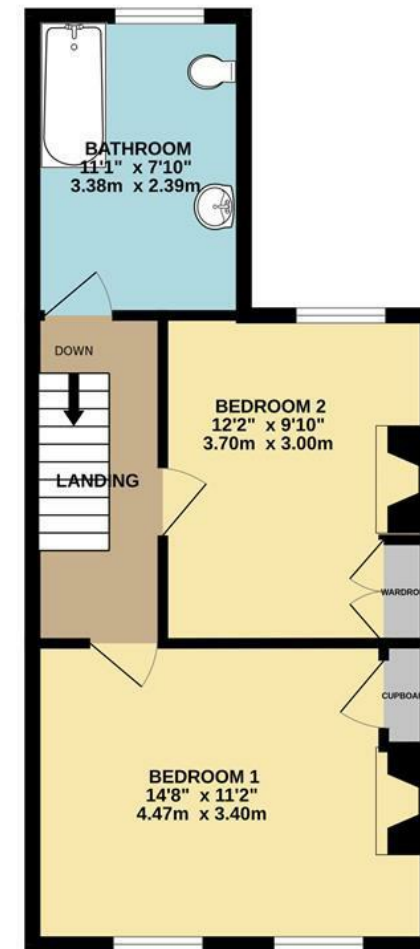
BASEMENT
162 sq.ft. (15.1 sq.m.) approx.



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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.
Made with Metropix ©2025