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5 Stanley Road

• Gillingham

Price: Asking Price £280,000



5, Stanley Road, , ME7 1JP
Asking Price £280,000

- FABULOUS INVESTMENT OPPORTUNITY, OR IDEAL FAMILY HOME FOR THOSE REQUIRING SPACE
- NO ONWARD CHAIN!!
- CENTRAL GILLINGHAM LOCATION, GREAT PROXIMITY TO UNIVERSITY, COLLEGE, TRAIN STATION & TOWN CENTRE
- 4 BEDROOMS WITH EN-SUITE FACILITIES
- LOWER GROUND FLOOR LOUNGE/DINER, KITCHEN & BATHROOM
- LOW MAINTENANCE REAR GARDEN LAID TO PAVING OF APPROX 25' IN DEPTH
- EPC RATING "D", MEDWAY COUNCIL TAX BAND "B"
- ON STREET PARKING (PERMIT REQUIRED)

Nestled on the desirable Stanley Road in Gillingham, this charming terraced house presents an exceptional opportunity for both families and investors alike. Spanning an impressive 1,097 square feet, the property boasts four well-proportioned bedrooms and four bathrooms, ensuring ample space for comfortable living.

The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The layout of the house is thoughtfully designed to maximise both functionality and comfort, making it a wonderful place to create lasting memories.

One of the standout features of this property is its potential for conversion into a House in Multiple Occupation (HMO), which could be particularly appealing to investors looking to capitalise on the strong rental market in the area. While it is not currently registered as an HMO, the opportunity to transform it into one adds significant value and versatility.

The location is another key highlight, with the property situated in close proximity to local universities and colleges, making it an attractive option for students and young professionals. Additionally, the vibrant town centre is just a short distance away, offering a variety of shops, restaurants, and amenities to cater to all your needs.

In summary, this terraced house on Stanley Road is not only a delightful family home but also an investor's dream, with its spacious layout, potential for HMO conversion, and prime location. Do not miss the chance to explore this remarkable property that combines comfort, convenience, and opportunity.

Entrance Hall

Double glazed entrance door. Stair cases to lower ground floor and first floor.

Bedroom

10'11" max x 9'10" (3.35m max x 3.00m)
Double glazed window to front, radiator, door to:

Shower Room

Shower cubicle and vanity unit with inset sink unit.

Bedroom

10'11" max x 10'8" (3.33m max x 3.27m)
Double glazed window to rear, radiator. Shower cubicle with separate WC

First Floor Landing

Bedroom

13'5" x 10'11" max (4.10m x 3.34m max)
Double glazed window to front, radiator.

En-Suite Shower

Suite comprising shower cubicle and sink unit.

Bedroom

13'3" x 10'11" max (4.05m x 3.34m max)
Double glazed window to rear, radiator, shower cubicle.

Lounge/Diner

23'10" x 12'11" red to 10'4" (7.27m x 3.94m red to 3.16m)
Double glazed window to rear, 2 radiators.

Kitchen

10'2" x 6'10" (3.11m x 2.09m)
Double glazed window and door to side. Fitted base and eye level units with works surfaces over. Wall mounted "Ideal" boiler. Space and plumbing for washing machine.

Rear Lobby

WC

White low level WC. Window to side.

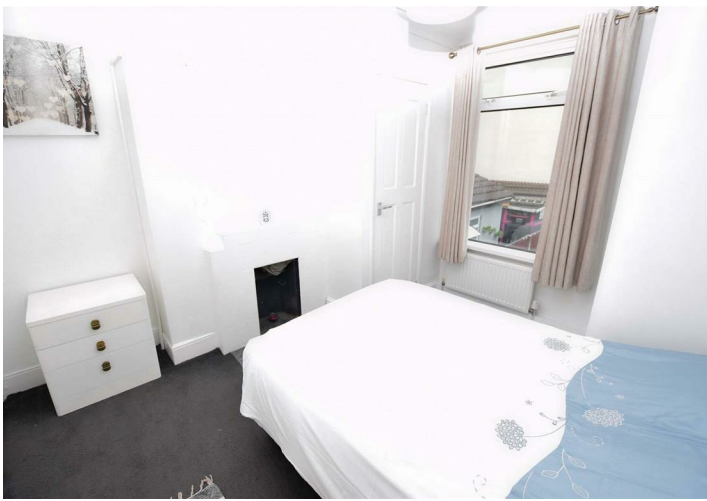
Bathroom

Frosted double glazed window to rear. Suite comprising panelled bath and pedestal wash hand basin.

Exterior

Rear Garden

Approx. 25' in depth mainly laid to patio. Rear pedestrian access. Fenced to boundaries.

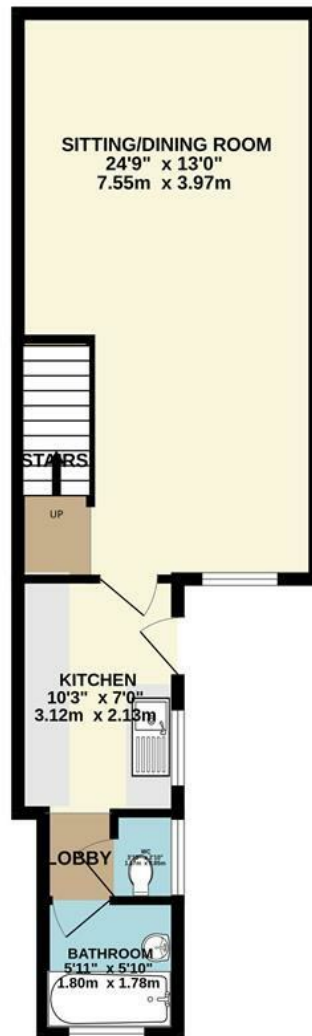


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

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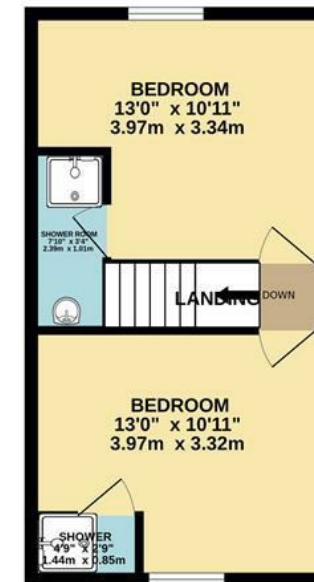
LOWER GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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