



## **FOR SALE**

### **Cleveland Road, Gillingham**

3 Bedroom Double Extended End of Terrace  
Separate Garden Room with Utilities  
2 Reception Rooms, Utility Room  
Ground Floor WC, 3 Double Bedrooms  
First Floor Bathroom with separate Shower Cubicle  
Sun Deck Terrace, Low Maintenance Garden  
Driveway, EPC Rating ( ) Council Tax Band B

**£370,000**



## Description

Phoenix Property Services are delighted to offer this exceptional double-extended end of terrace family home ideally located in Cleveland Road, Gillingham, just a 5-minute walk to Gillingham railway station, making it perfect for commuters.

This spacious and beautifully presented home offers versatile accommodation throughout. To the ground floor, the property boasts two generous reception rooms, a modern kitchen, separate utility room and a convenient ground floor WC, providing excellent space for family living and entertaining.

Upstairs, the property continues to impress with three well-proportioned double bedrooms and a contemporary family bathroom, further enhanced by the added luxury of a separate shower enclosure.

To the rear, the property features a thoughtfully designed garden with a raised decked area leading down to a landscaped lower level, complete with artificial lawn and a large paved seating area. A stylish wooden pergola creates the perfect space for outdoor dining or relaxation and is currently utilised as a hot tub area.

## Standout Feature – Self-Contained Garden Room

A true highlight of this home is the fully self-contained garden room, offering incredible flexibility. Complete with its own kitchen area, shower room and WC, this space is ideal for:

Independent living accommodation

Guest suite

Home office or business space

Studio or hobby room



This addition significantly enhances the property's appeal, providing a rare opportunity for multi-generational living or additional income potential.

Further benefits include off-road parking via a driveway for two vehicles and a highly convenient location close to local amenities, schools and transport links.



## Key Features

Double extended end of terrace home

5-minute walk to Gillingham train station

Three double bedrooms

Two reception rooms

Modern kitchen & separate utility room

Ground floor WC

Contemporary bathroom with separate shower

Landscaped garden with decking, artificial lawn & pergola

**Fully self-contained garden room with kitchen & shower room**

Driveway for two cars

Ideal for multi-generational living or home working

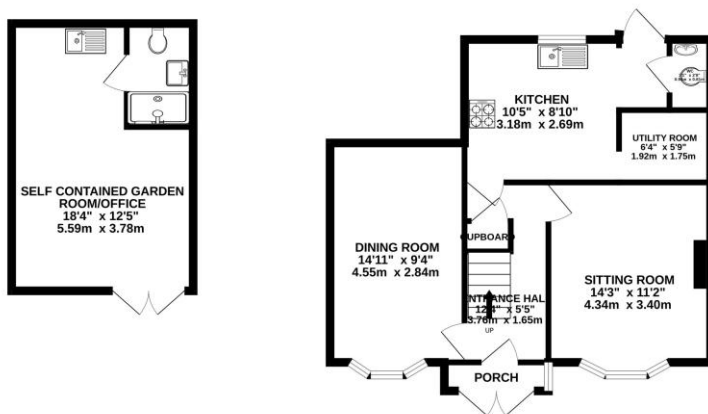
## Summary

Extended end terrace just 5 mins from Gillingham station. 3 double bedrooms, 2 receptions, utility & landscaped garden. **Outstanding self-contained garden room with kitchen & shower room – ideal for annexe, office or Airbnb.** Driveway for 2 cars.

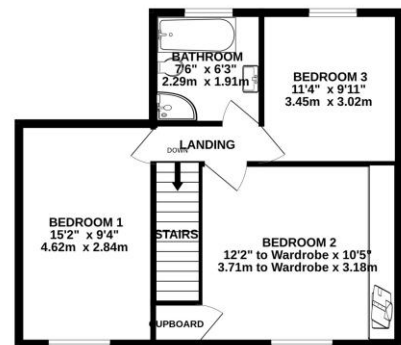


## FLOOR PLAN

GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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**All services connected but none tested - Measurement by sonic tape and may have some variation  
Viewing strictly by appointment with Phoenix Property Services 54 Watling Street, Gillingham  
ME7 2YN Telephone 01634 575 575 Viewings may be arranged at a mutually convenient time  
including weekends**

**This document is produced for information only and does not form part of any contract**

**This property is Freehold**

