



177 Napier Road

Gillingham, ME7 4HN

Asking price £450,000



This substantial period home on the ever popular Napier Road offers an impressive level of accommodation and must be viewed internally to fully appreciate the space on offer. The property has been extended to create a versatile layout, beginning with a welcoming hallway that leads into a light and airy lounge/diner, complemented by an additional dining room ideal for family gatherings or flexible use. The ground floor also includes a shower room with WC and a well arranged kitchen. Upstairs, you will find four excellently proportioned bedrooms along with a further shower room with WC, making the home particularly well suited to larger families. High ceilings and period features throughout enhance the sense of space and add to the home's warm and characterful feel.

One of the most remarkable features of this property is the extensive rear garden, measuring approximately 250ft and backing directly onto a playing field. This rare outside space offers a wealth of possibilities, including the potential for further extension, a summer house or office, or even an annexe (all subject to the necessary planning permissions), while still providing a superb area for children to play or for entertaining family and friends. The garden also benefits from private side access, adding further practicality for everyday use. The frontage provides off road parking for two cars, completing the generous external offering.

Ideally located for access to the town centre, a choice of schools, Gillingham Mainline Station, Medway Hospital and a range of local amenities, this is a fantastic opportunity to secure a spacious and well situated family home in a highly convenient setting.



Entrance Door

Hallway

Lounge

28'8 x 11'7 max (8.74m x 3.53m max)

Dining Room

15'9 x 10'0 (4.80m x 3.05m)

Inner Hallway

Shower Room

7'7 x 6'6 (2.31m x 1.98m)

Kitchen/Breakfast Room

13'3 x 11'5 (4.04m x 3.48m)

Cellar

15'7 x 14'4 (4.75m x 4.37m)

Stairs Up From Hallway

Landing

Bedroom 1

15'6 x 12'5 (4.72m x 3.78m)

Bedroom 2

12'7 x 9'9 (3.84m x 2.97m)

Bedroom 3

10'0 x 8'3 (3.05m x 2.51m)

Bedroom 4

10'5 x 6'8 (3.18m x 2.03m)

Shower Room

6'7 x 4'5 (2.01m x 1.35m)

Garden

Storage Room

12'1 x 5'3 (3.68m x 1.60m)

Off Road Parking

Important Notice -

Pollard Estates, their clients and any joint agents give notice that:

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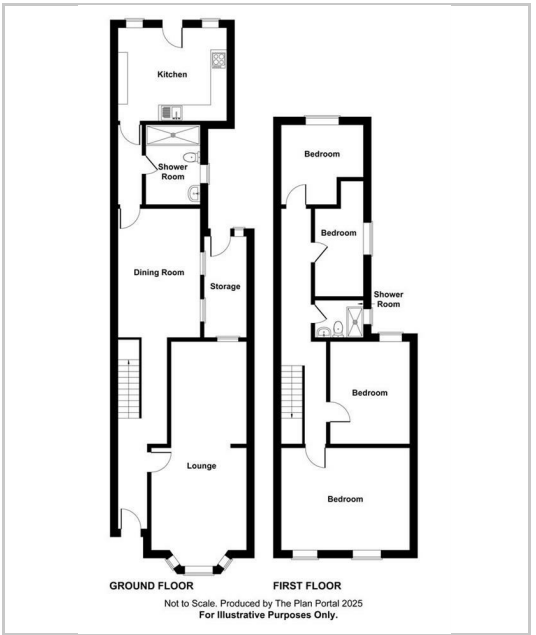
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Area Map



Floor Plans



Energy Efficiency Graph

