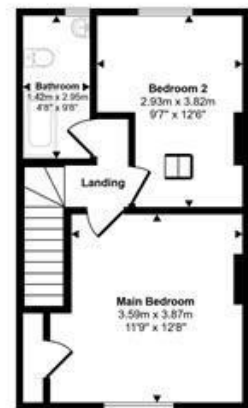
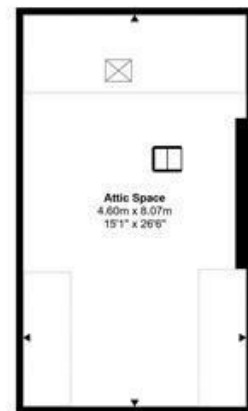




Ground Floor  
Approx 41 sq m / 440 sq ft



First Floor  
Approx 36 sq m / 387 sq ft



Second Floor  
Approx 37 sq m / 399 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Addison Terrace Gillingham

Offers In Excess Of  
£220,000

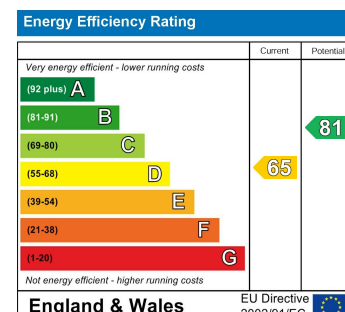
A well proportioned end-of-terrace home situated within a well established residential setting in Gillingham, offering generous accommodation, gardens and the benefit of a garage. The property has been owned by the current vendors for approximately seventeen years and provides a comfortable home with well balanced living space arranged over multiple floors.

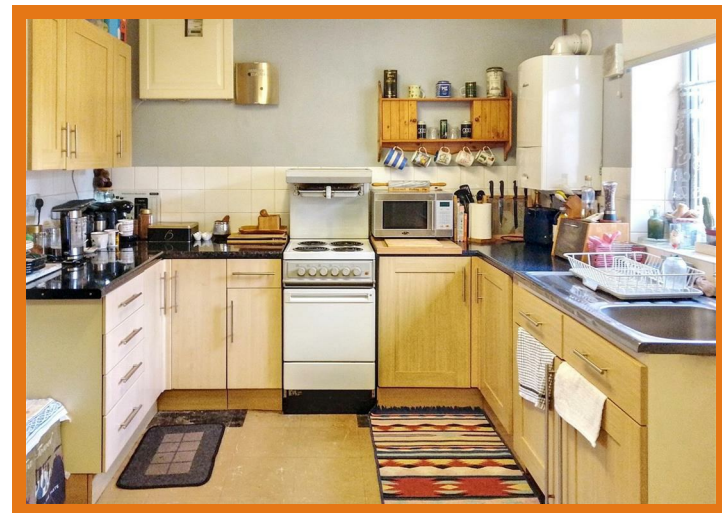
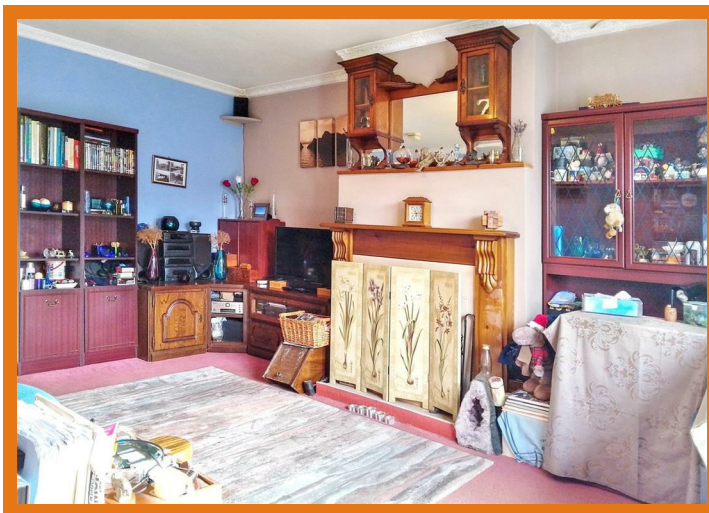
The house sits comfortably within its plot, enjoying both front and rear gardens, along with the practical advantage of a garage, which is increasingly sought after in this location. The accommodation is arranged to suit a range of needs, whether for family living, first time buyers or those looking for a property with flexible internal space.

The location is particularly convenient, with Gillingham town centre and the mainline railway station is approximately a five minute walk away, offering direct services to London and making this a practical base for commuters. A wide range of local amenities, schools and leisure facilities are also close at hand.

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### The Property

#### Accommodation

##### Inside

The property is entered via a welcoming hallway which leads through to the main reception room. This is a comfortable and well proportioned space, naturally light and well suited to everyday living. An open working fireplace provides a focal point and is suitable for use with wood and smokeless fuel, while a radiator ensures comfort throughout the year. Patio doors open directly onto a gravelled seating area to the front, enclosed by a wooden boundary with gate, creating a pleasant connection between the living space and the garden. There is also useful understairs storage with mains lighting.

To the rear of the house, the kitchen and breakfast room provides a generous and practical workspace. The room benefits from a radiator and houses a gas fired combi boiler, along with a smart meter installed last year, and functions well as the heart of the home.

Adjoining the kitchen is a particularly useful rear lobby which leads through to the utility and cloakroom. This area

incorporates a WC and pedestal wash hand basin, along with plumbing for a washing machine and twin power points, adding greatly to the practicality of the ground floor accommodation. The lobby also provides access to the rear yard, a useful space for bin storage and pot plants, and benefits from a mains outdoor light and water tap. A wooden gate leads through to the rear access road.

The upper floors provide two good sized bedrooms, both benefiting from radiators and arranged in a practical and balanced manner. One bedroom includes a built-in cupboard with shelving located over the stairs, currently used for linen storage, while the second bedroom provides access to the loft via a pull-down metal ladder. The loft space benefits from boarding, lighting and power, offering excellent additional storage.

The bathroom serves the accommodation and benefits from both a radiator and an electric wall-mounted heater.

##### Outside

The property enjoys both front and rear garden areas, laid mainly to lawn and providing a pleasant outdoor setting. To the rear there is a garage with an up-and-over

lockable door, a wooden side access door and four double glazed windows, supported by two additional sheds which provide further useful storage.

The access to the front garden is partly shared with the neighbouring property, limited solely to access to their front door, with no access to their rear. There is also an additional front garden area belonging to the property, planted with a bay tree, hazel and forsythia, adding interest and definition to the frontage.

#### Important Information

Heating: Gas fired central heating  
 Drainage: Mains  
 Water: Mains  
 Windows: uPVC double glazing  
 EPC Rating: D  
 Council Tax: B  
 Tenure: Freehold

#### Location

Addison Terrace is well placed for access to Gillingham's wide range of facilities, including shops, schools, supermarkets and leisure amenities. The mainline railway station is close by, offering direct links to London, making the location particularly appealing for commuters while still enjoying the benefits of a residential setting.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.