Approx Gross Internal Area
87 sq m / 940 sq ft



Ground Floor
Approx 35 sq m / 376 sq ft



First Floor
Approx 32 sq m / 345 sq ft



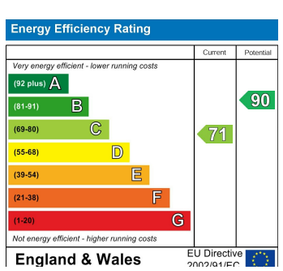
Second Floor
Approx 20 sq m / 219 sq ft

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.

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Railway Terrace
Gillingham

Offers In Excess Of
£235,000

A charming mid-terrace cottage offering character features, generous proportions and an impressive garden, all within easy reach of Gillingham town centre and the mainline train station. Tucked away and set back, the property enjoys a surprisingly private feel despite its highly convenient location. The property is believed to have originally been a railway workers cottage, dating to the 1870s.

Inside, the home blends cottage charm with practical family living, with exposed brickwork, beams and a wood burner adding warmth and personality. The spacious open plan kitchen/dining area creates a fantastic social hub, ideal for everyday living and entertaining, while upstairs there are two bedrooms and a bathroom, along with a useful loft conversion that offers excellent additional space and flexibility. This space could be used as a principle bedroom.

Having been well cared for during the current ownership of five years, with improvements including repainting the kitchen and new handles, the property is ready to move into while still offering scope for personal touches.

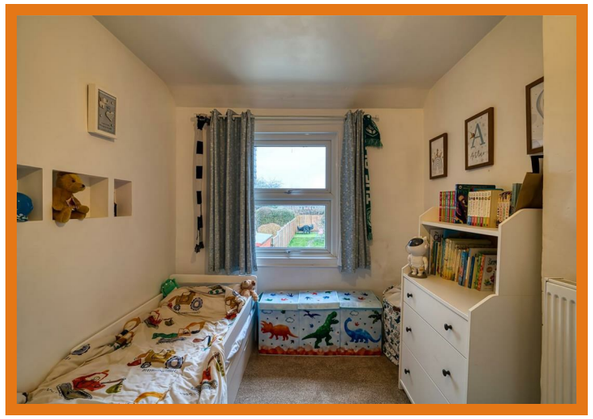
Outside, the larger-than-average rear garden is a real highlight — generous, enclosed and not overlooked, providing excellent outdoor space for families, gardening enthusiasts or those simply seeking room to relax. With the added benefit of off-road parking, this is a cottage that combines character, practicality and convenience in equal measure.













Accomodation

Inside
The ground floor opens into a welcoming sitting room full of charm, featuring exposed beams and a brick fireplace with wood burner, creating a cosy yet spacious feel.

To the rear, the open plan kitchen/diner provides a fantastic social space. The cottage-style kitchen is fitted with wood units and wooden worktops, offering plenty of storage and workspace. There are no built-in appliances, allowing flexibility for buyers to install their own preferences. The space flows naturally into the dining area, making it ideal for family meals and entertaining.

From the kitchen, a bright utility area provides practical additional storage and laundry space, with direct access to the rear garden.

On the first floor are two bedrooms, including a generous main bedroom, along with the family bathroom. A further staircase leads to the loft conversion, currently used as storage but offering excellent versatility and potential for use as a bedroom, home office or hobby space (subject to any necessary consents).

Outside
The rear garden is larger than typically found in the area and enjoys a good degree of privacy, being enclosed and not overlooked from the rear. Laid mainly to lawn with patio areas for seating, it offers plenty of practical outdoor space. A new shed provides additional storage, and there is ample room for play, gardening or entertaining.

To the front, the property benefits from off-road parking — a valuable feature so close to the town centre.

Useful Information
Tenure: Freehold
Heating: Gas
Drainage: Mains
Windows: uPVC
EPC Rating: C
Council Tax Band: B
Vendors Suited

Location and Directions
Turn right out of the office and head up the High Street.
At the roundabout take the first exit heading towards Shaftesbury. The turning into Railway Terrace is on the left hand side just before the lights and going over the bridge.

Post Code - SP8 4JF

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 firms employment has the authority to make or give any representation or warranty in respect of the property.