



## FOR SALE

Marlborough Road, Gillingham

7 Bedroom HMO

3 Floors, 2 Bathrooms

Kitchen, Utility Room

Garden. EPC Rating D

**£425,000 OIEO**



## Full Property Description

**Phoenix Property Services are delighted to offer for sale this substantial seven-bedroom HMO arranged over three floors, situated in a convenient and well-connected location on Marlborough Road, Gillingham.**

This spacious and versatile property represents an excellent investment opportunity, currently configured as a House in Multiple Occupation and offering generous accommodation throughout.

The ground floor comprises a large communal kitchen, ideal for multiple occupants, alongside a separate utility room providing additional practicality. There is also a ground floor shower room with WC, as well as two well-proportioned bedrooms.

To the first floor, the property offers three further bedrooms, together with a separate WC and an additional bathroom, ensuring ample facilities for occupants.

The top floor provides two additional bedrooms, completing the seven-bedroom layout across the property.

Externally, the property benefits from a small rear garden, while internally there is the added advantage of a cellar, offering useful storage space.

Situated within easy reach of local amenities, Gillingham High Street and mainline train station, the property is ideally located for both tenants and investors alike.

**Offered for sale with tenants in situ, this is a fantastic opportunity to acquire a investment or substantial multi-let property.**



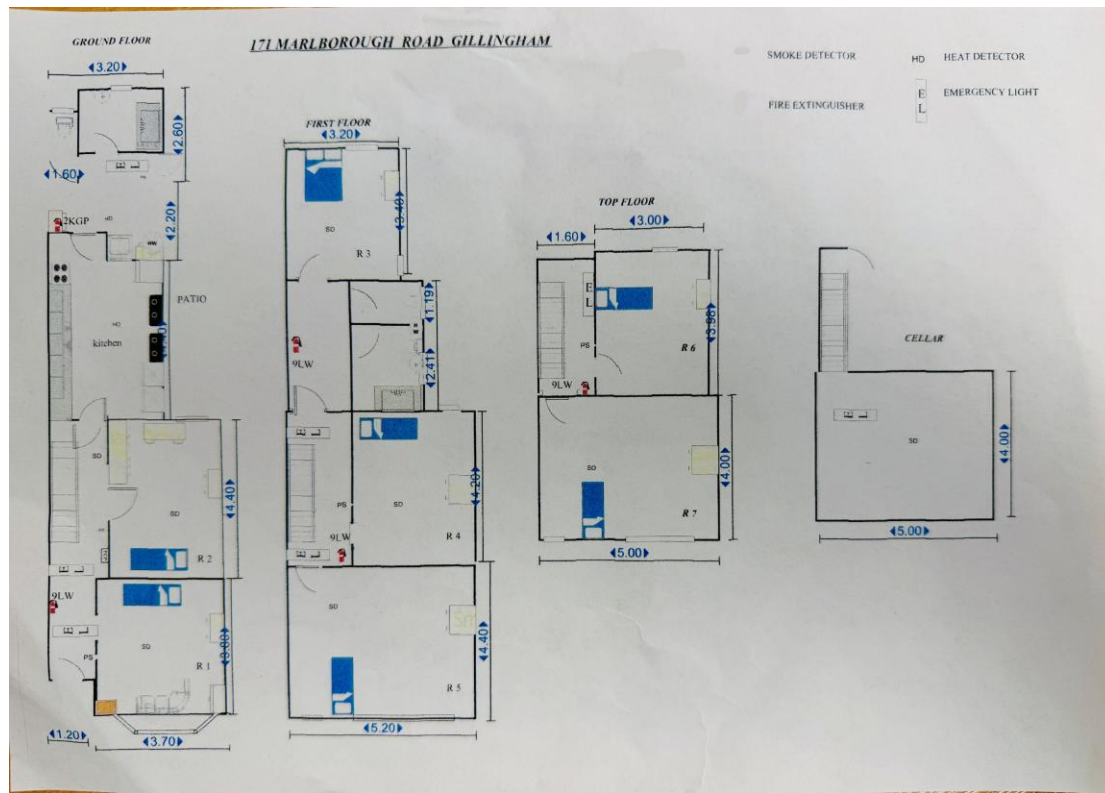
## Key Features

- Seven Bedroom HMO
- Total floor area 179 square metres
- Arranged Over Three Floors
- Large Communal Kitchen
- Separate Utility Room
- Ground Floor Shower Room & WC
- First Floor Bathroom & Additional WC
- Cellar Storage
- Small Rear Garden
- Excellent Investment Opportunity
- Convenient Gillingham Location

## Summary

Substantial 7-bedroom HMO over 3 floors in Marlborough Road, Gillingham. Offering large kitchen, utility room, multiple bathrooms/WCs, cellar and garden. Ideal investment opportunity close to town centre and station.

## Floor Plan



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

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