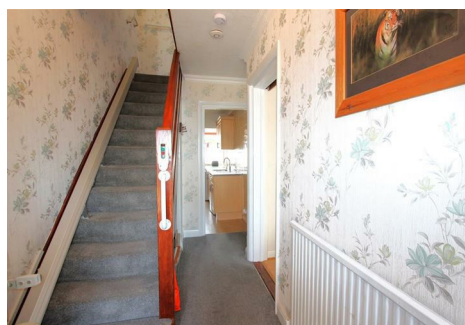




Grove Road, Gillingham, Kent, ME7 2TX

Asking Price £280,000

- 1930's End of Terrace
- 3 Bedrooms
- Private Rear Garden
- Situated in a Quiet Cul-De-Sac
- Wet Room
- Paved Forecourt

8 Grove Road, Gillingham ME7 2TX

This 1930's three bedroom end of terrace family home, is situated in a quiet Cul-De-Sac on the outskirts of Gillingham, being close to the River Medway shoreline for fine country and riverside walks.

The property has been in the same family for many years and has been lovingly maintained, with an extension to the rear, making this an excellent home for a family looking for a peaceful and tranquil environment.

Once inside, you will find a hallway, leading of this a lounge, spacious dining room and good size kitchen. Upstairs are 3 bedrooms and a wet room. Outside is beautifully presented rear garden.

Gillingham Town Centre is within easy reach, providing a main line railway station with direct fast links into London St Pancras, Victoria and Waterloo stations. For the motorist, you have nearby Medway Tunnell, which will lead you onto the A2/M2/M20/M25 motorway networks.

The popular Strand Leisure Area is nearby, offering an outside Lido, tennis courts and other recreational facilities.

Highly regarded schools for children of all ages and to hand all the right ingredients to make this an ideal first time buy or family purchase alike.

Call the friendly Sales team at Wright & Co Estate Agents for an appointment to view!



Council Tax Band: C



Entrance Door To:

Porch
Door to

Hall

Staircase to first floor
Radiator

Lounge

13'1" x 11'5"
Double glazed window to front
Radiator

Dining Room

19'0" x 9'10"
Double glazed window to rear
Fireplace

Kitchen

16'4" x 6'2"
Door and window to rear
Range of base and eye level cupboards and drawer units
Worktops
Inset single drainer stainless steel sink unit
Radiator
Space and plumbing for a washing machine
Understair cupboard
Tiled walls

Lean to

Door to garden

First Floor Landing

Access to roof space
Doors to

Bedroom 1

13'9" x 9'2"
Double glazed bay window to front
Radiator
Built in wardrobes

Bedroom 2

11'9" x 8'10"
Double glazed window to rear
Radiator
Built in wardrobes

Bedroom 3

8'10" x 5'10"
Double glazed window to front
Radiator

Wet Room

6'6" x 5'2"
Double glazed window to rear
Fully tiled shower unit
Low Level W/C
Wash hand basin
Radiator

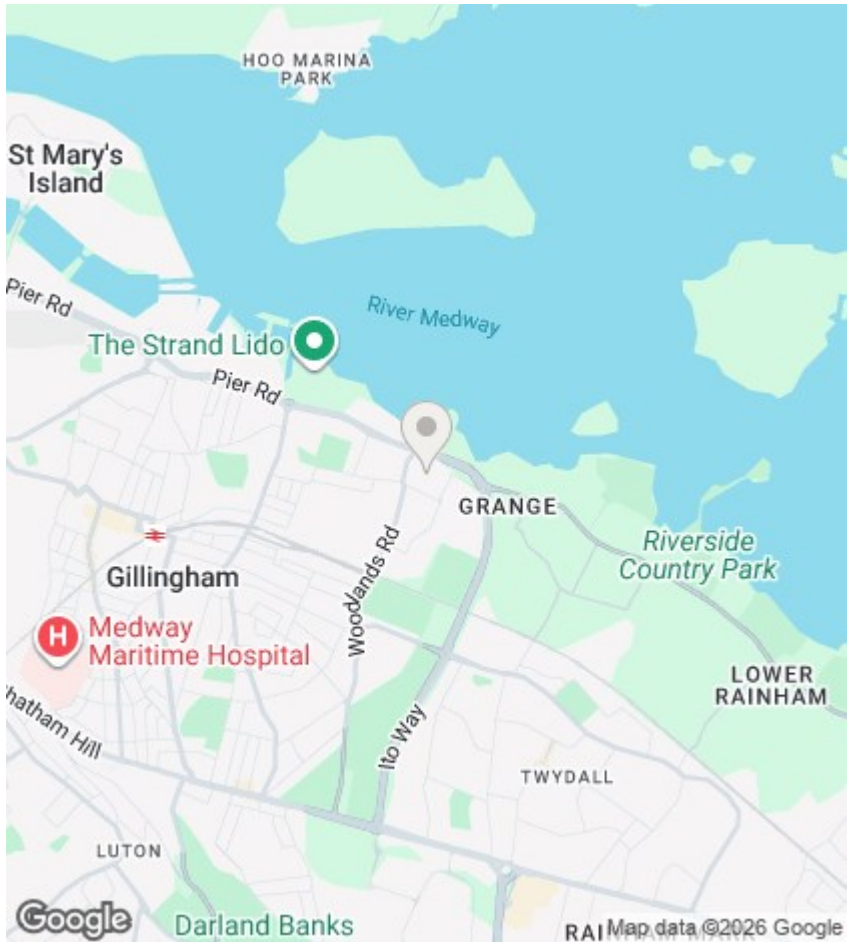
Exterior

Rear

Beautiful mature well stocked private rear garden with lawn
Host of flowers, shrubs, bushes
Greenhouse
Cupboard/workshop with boiler (NOT TESTED)
Side pedestrian access

Front

Paved forecourt garden



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

