01634 379 799

HARRISONS REEVE

87 Goudhurst Road

• Twydall

Price: Offers In Excess Of £280,000

www.harrisonsreeve.com

87, Goudhurst Road, , ME8 6NQ
Offers In Excess Of £280,000

- OFFERS IN EXCESS OF £280,000
- NO ONWARD CHAIN
- SEMI-DETACHED
- THREE BEDROOMS
- PERFECT FOR SOMEONE LOOKING TO PUT THEIR STAMP ON A PROPERTY
- LOUNGE
- SNUG
- WALKING DISTANCE TO TWYDALL SHOPS
- MEDWAY COUNCIL TAX BAND C
- EPC RATING E

Harrisons Reeve are pleased to be marketing Goudhurst Road in Twydall. This SEMI-DETACHED house presents an excellent opportunity for those looking to create their dream home. With a price tag of offers in excess of £280,000, this property is not only competitively priced but also comes with the added benefit of NO ONWARD CHAIN, allowing for a smooth and straightforward purchase.

The house boasts two inviting reception rooms, including a spacious lounge and a snug area, perfect for relaxing or entertaining guests. With THREE bedrooms, there is ample space for families or those seeking a home office. The single bathroom provides essential amenities, while the overall layout offers a fantastic canvas for personalisation.

Although the property requires some work, this presents a unique chance for buyers to put their own stamp on the home, tailoring it to their tastes and preferences. Whether you envision modernising the interiors or enhancing the outdoor space, the potential here is significant.

Situated in a desirable location, this semi-detached house is ideal for those who appreciate the charm of Gillingham and wish to invest in a property that they can truly make their own. Do not miss out on this opportunity to secure a home with great potential in a lovely neighbourhood.

Medway Council tax band C
EPC rating - E

**GROUND FLOOR**

**PORCH**
5'6" x 0'11" (1.7 x 0.3)

**DOWNSTAIRS WC**
5'6" x 5'2" (1.7 x 1.6)

**ENTRANCE HALL**
5'6" x 5'6" (1.7 x 1.7)

**LOUNGE**
16'0" x 10'2" (4.9 x 3.1)

**SNUG**
8'10" x 6'6" (2.7 x 2.0)

**KITCHEN**
14'9" x 10'5" (4.5 x 3.2)

**FIRST FLOOR**

**LANDING**
9'10" x 3'3" (3.0 x 1.0)

**BEDROOM 1**
15'8" x 10'2" (4.8 x 3.1)

**BEDROOM 2**
9'2" x 8'2" (2.8 x 2.5)

**BEDROOM 3**
9'2" x 7'2" (2.8 x 2.2)

**SHOWER ROOM**
5'10" x 5'2" (1.8 x 1.6)

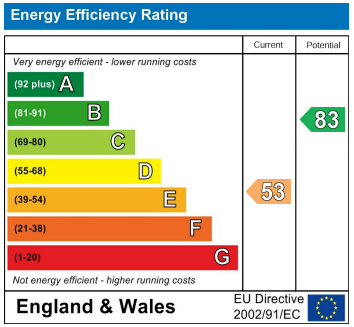
**NB**
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.
Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

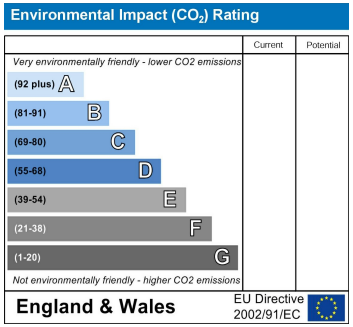
**Important Notice**
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

**AML Charges**
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.
Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.




**Harrisons Reeve Harrisons Reeve Office**
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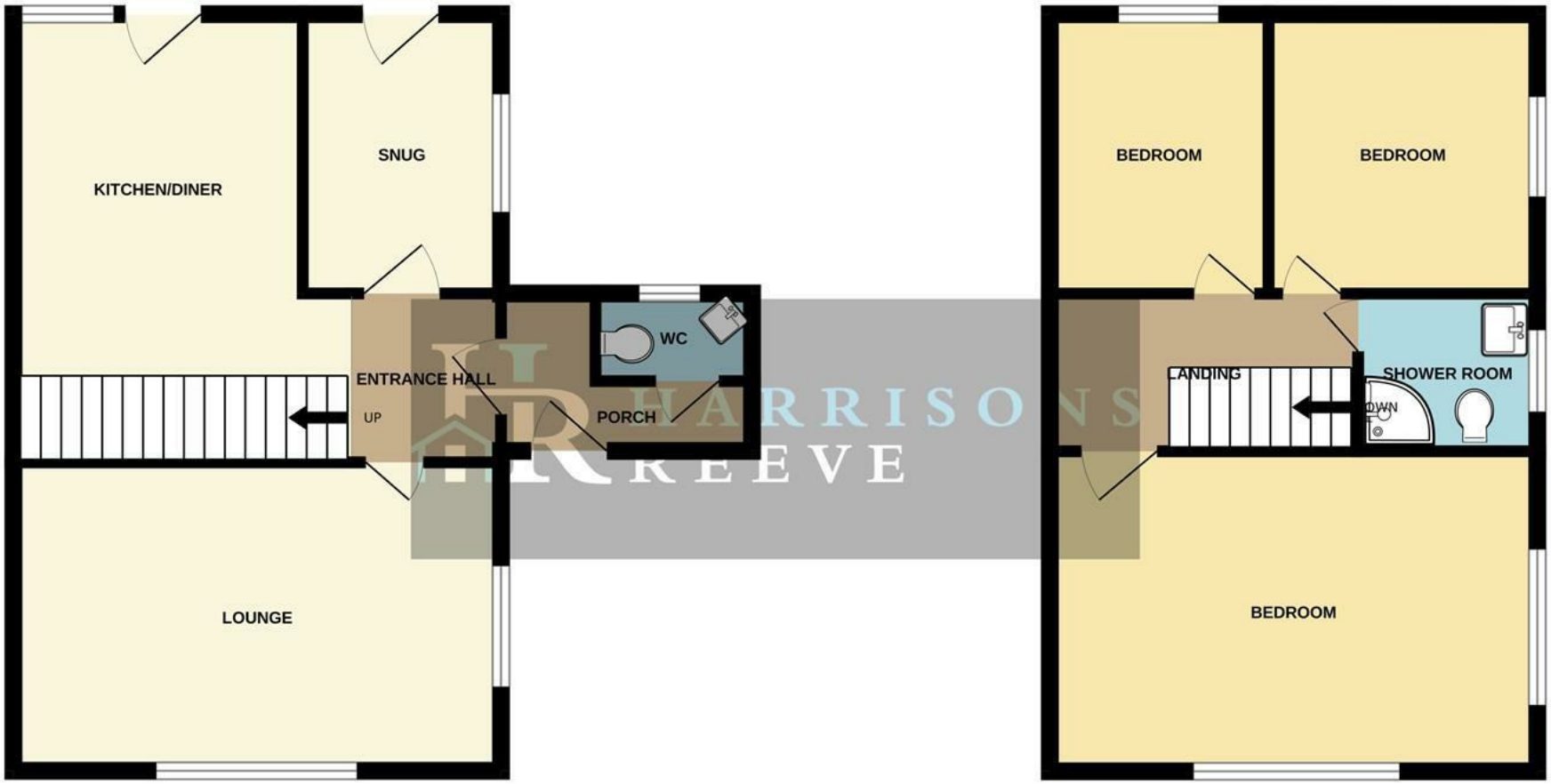
GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.




TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman