



Offers In Excess Of £260,000

Corporation Road, Gillingham

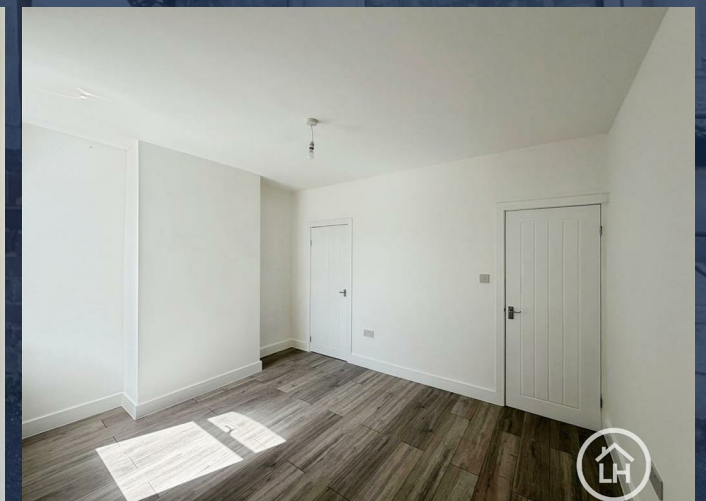


Summary of Corporation Road

LambornHill Estate Agents are delighted to bring to the market this beautifully renovated three-bedroom terraced home, ideally positioned within walking distance of Rochester town centre and the mainline railway station. Finished to a high standard throughout, this attractive property offers stylish, move-in-ready accommodation, making it a fantastic opportunity for first-time buyers seeking a home with both character and convenience.

Key Features

- Three Bedroom Terrace
- Fully Renovated To A High Standard
- Ideal First Time Buy
- Two Separate Reception Rooms
- Close To Local Amenities
- No Chain
- Walking Distance To Gillingham Train Station
- Useful Cellar For Storage
- EPC Rating - F - (29)
- Council Tax Band - B



Property Overview

Upon entering, you are welcomed by a bright bay-fronted lounge, creating a warm and inviting living space. To the rear is a separate dining room, providing the perfect setting for family meals, entertaining guests or even a flexible home office if required.

The contemporary kitchen has been thoughtfully designed with modern units, ample worktop space and a practical layout, while the ground floor is completed by a well-appointed family bathroom to the rear.

Upstairs, the property offers three bedrooms, arranged in a traditional layout with the third bedroom accessed via the second. This versatile room could be used as a nursery, dressing room, home office or occasional guest bedroom, depending on individual requirements.

Having been fully renovated throughout, the property offers buyers the opportunity to move straight in with no immediate work required. Combining modern finishes with a practical layout, it is perfectly suited to those taking their first step onto the property ladder or anyone looking for a conveniently located home close to local amenities.

Situated within easy walking distance of Rochester town centre, the mainline railway station with high-speed services to London, well-regarded schools and a variety of shops, cafés and restaurants, this superb home offers an excellent lifestyle in a highly convenient location.

About The Area

Corporation Road is a conveniently positioned residential location offering easy access to the historic city of Rochester and neighbouring Gillingham, making it a popular choice for first-time buyers, professionals and commuters. With an excellent range of amenities within walking distance, residents enjoy the perfect balance of convenience and connectivity.

The property is ideally located for Rochester High Street, renowned for its independent cafés, restaurants, boutiques and historic landmarks, including Rochester Castle and Rochester Cathedral. Gillingham town centre is also within easy reach, providing a wider selection of shops, supermarkets and everyday amenities.

For commuters, both Rochester and Gillingham railway stations are easily accessible, offering regular services to London Victoria and high-speed connections to London St Pancras, making the area an excellent choice for those travelling into the capital.

The location is well served by a range of respected primary and secondary schools, as well as universities, healthcare facilities including Medway Maritime Hospital, and a variety of leisure amenities. Excellent road links via the A2, M2 and M20 provide convenient access throughout Kent and beyond.

Combining excellent transport connections, a wealth of local amenities and the character of nearby Rochester, Corporation Road continues to be a sought-after location for buyers looking to enjoy a convenient and well-connected lifestyle.

Lounge

3.86m x 3.00m (12'8 x 9'10)

Dining Room

3.86m x 3.07m (12'8 x 10'1)

Kitchen

3.02m x 2.34m (9'11 x 7'8)

Bathroom

2.72m x 2.34m (8'11 x 7'8)

Bedroom One

3.86m x 3.07m (12'8 x 10'1)

Bedroom Two

3.86m x 3.02m (12'8 x 9'11)

Bedroom Three

3.05m x 2.36m (10' x 7'9)

Cellar

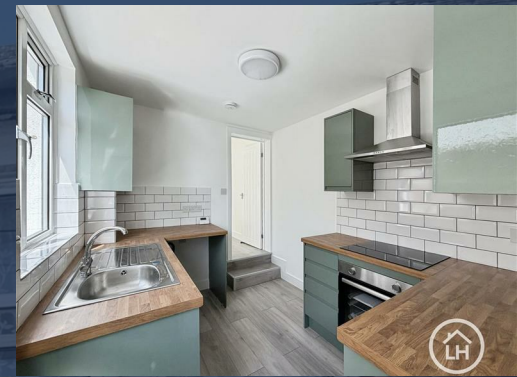
3.89m x 3.05m (12'9 x 10')

About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

- Lets Keep It Local, Lets Keep It LambornHill!





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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