



FOR SALE

Watling Street, Gillingham

Large Substantial 5 Bedroom Semi Detached House

Parking to The Rear

In Need of Updating and Modernisation

EPC Rating D

£375,000 OIEO



Phoenix Property Services are delighted to offer for sale this substantial five-bedroom semi-detached HMO, ideally located on Watling Street, Gillingham, and offered with vacant possession.

This excellent investment opportunity offers strong income potential, with an estimated annual return of approximately **£36,000 – £40,000 per annum** once fully let and optimised.

The property is arranged over multiple levels and comprises five lettable bedrooms, along with generous communal accommodation. Additional benefits include a **useful cellar**, ideal for storage, and **off-road parking**, a highly desirable feature for tenants in this central location.

Requiring **updating and modernisation**, the property presents a fantastic opportunity for investors to refurbish, reconfigure if required (subject to any necessary consents), and maximise rental yield.

Being sold with **vacant possession**, the property offers immediate flexibility—whether for refurbishment, re-letting, or resale—making it particularly attractive to investors and developers alike.

Situated on **Watling Street**, the property is ideally positioned for easy access to **Gillingham town centre**, mainline railway station with high-speed links to London, Medway Maritime Hospital, and a wide range of local amenities.

Approx Size:

168 sq.m. (1808 sq. ft)



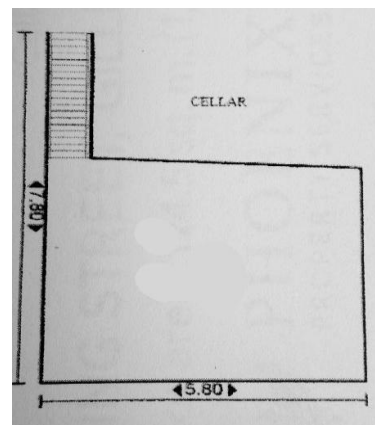
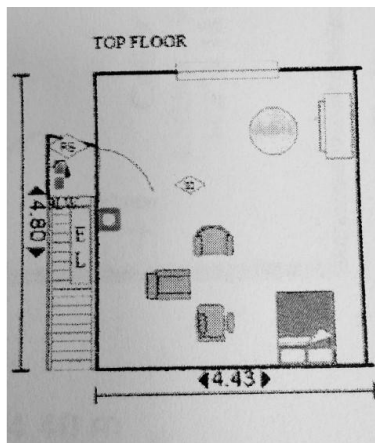
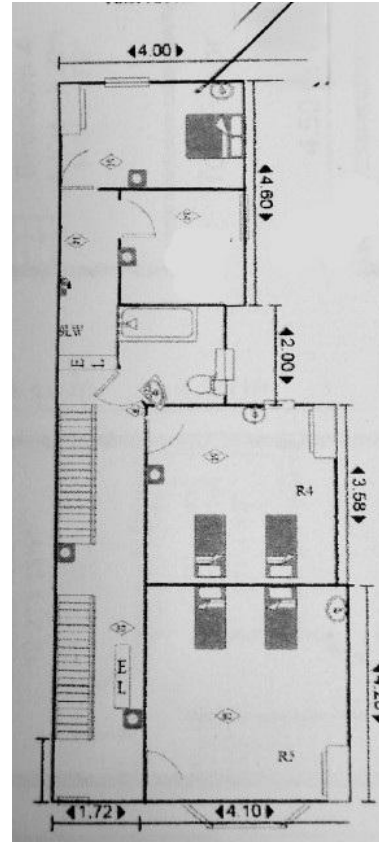
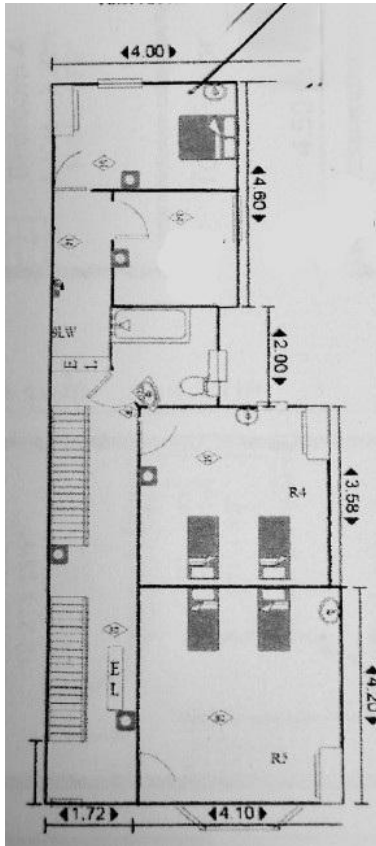
Key Features:

- Five-bedroom semi-detached HMO
- Offered with vacant possession
- Strong income potential (£36,000 – £40,000 per annum)
- Requires updating and modernisation
- Cellar providing additional storage
- Off-road parking
- Prime central location
- Excellent investment opportunity

EPC Rating: D



Floor Plan Approx 168 sq.m. (1808 sq. ft)



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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This property is Freehold