



**Fox Street**

Gillingham | ME7 1HQ

# Fox Street , Gillingham, ME7 1HQ

Situated within easy reach of Gillingham town centre, this modern semi-detached family home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers or investors alike.

The ground floor features a bright and contemporary open-plan living area, providing a versatile space for both relaxing and entertaining, along with the added convenience of a separate cloakroom WC.

Upstairs, the property offers two generous double bedrooms and a well-appointed family bathroom, creating comfortable and practical accommodation.

Externally, the home benefits from an enclosed rear garden, perfect for outdoor dining, children, or pets.

A fantastic opportunity to secure a well-presented home in a convenient town location — early viewing is highly recommended.

**Offers Over £240,000**



## Living Room

22'4 x 14'6 (6.81m x 4.42m)

## Kitchen

10'5 x 7'6 (3.18m x 2.29m)

## Cloakroom/WC

5'7 x 4'0 (1.70m x 1.22m)

## Bedroom

14'6 x 12'0 (4.42m x 3.66m)

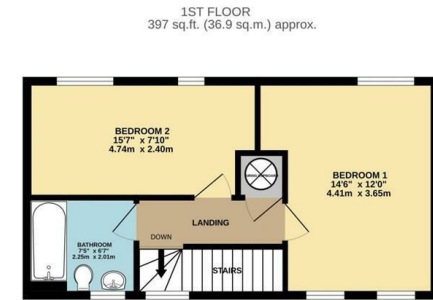
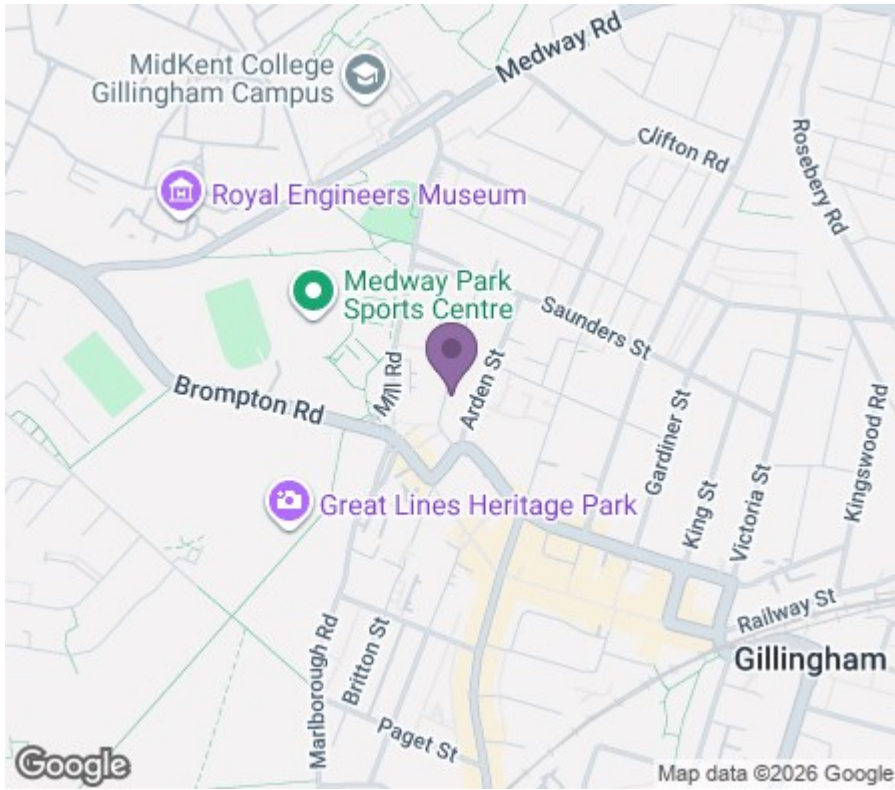
## Bedroom

15'7 x 7'10 (4.75m x 2.39m)

## Bathroom

7'5 x 6'7 (2.26m x 2.01m)





TOTAL FLOOR AREA - 800 sq.ft. (74.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, rooms, areas and heights are only approximate and no responsibility is taken for any errors or omissions in the information. The plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with floorplan clicker



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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