



Asking Price £325,000

Sinclair Close, Gillingham



3



1



2

Summary of Sinclair Close

Nestled in the charming Sinclair Close, Gillingham, this delightful three-bedroom end of terrace house presents an excellent opportunity for families and professionals alike. The property boasts a practical layout, ensuring comfort and convenience for its residents.

Key Features

- Three Bedroom End Terrace Family Home
- Downstairs Cloakroom
- Garage and Off Road Parking for 3 cars
- Upstairs Double Shower Room
- Low Maintenance Rear Garden
- Cul de Sac Location
- EPC Rating - C (73)
- Council Tax Band - C
- Freehold
- NO FORWARD CHAIN



Property Overview

Upon entering, you will find a welcoming atmosphere that flows throughout the home. The spacious living areas are perfect for both relaxation and entertaining, while the downstairs cloakroom adds an extra touch of practicality for busy households.

One of the standout features of this property is the off-road parking, providing a secure and hassle-free solution for your vehicles. Additionally, the garage offers ample storage space or the potential for a workshop, catering to various needs.

The low maintenance garden is an ideal retreat for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. It provides a lovely space for outdoor gatherings or simply unwinding in the fresh air.

This property is well-situated, offering easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a balanced lifestyle. With its combination of practicality and comfort, this home is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

NO FORWARD CHAIN

About The Area

Entrance Hallway

2.24m x 1.27m (7'4 x 4'2)

Downstairs Cloakroom

1.78m x 1.37m (5'10 x 4'6)

Lounge / Diner

6.73m x 5.56m (22'1 x 18'3)

Kitchen

3.48m x 2.64m (11'5 x 8'8)

Master Bedroom

3.71m x 3.38m (12'2 x 11'1)

Bedroom 2

3.71m x 2.69m (12'2 x 8'10)

Bedroom 3

2.59m x 2.21m (8'6 x 7'3)

Bathroom

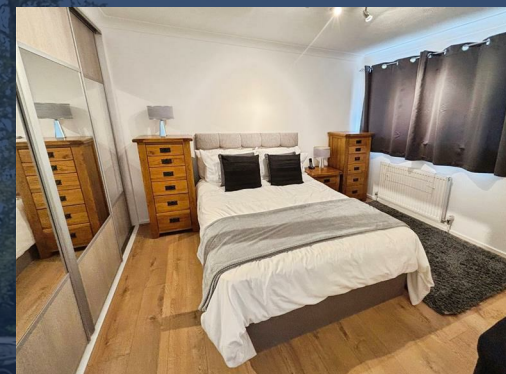
2.06m x 1.68m (6'9 x 5'6)

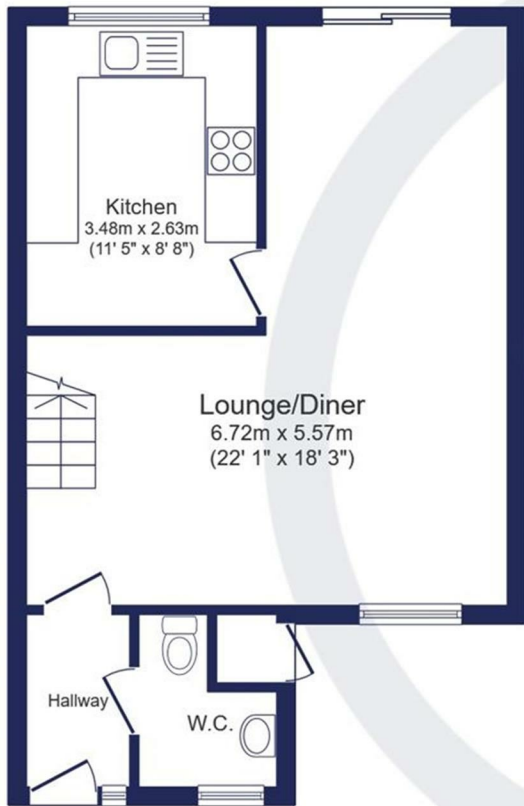
About LambornHill

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

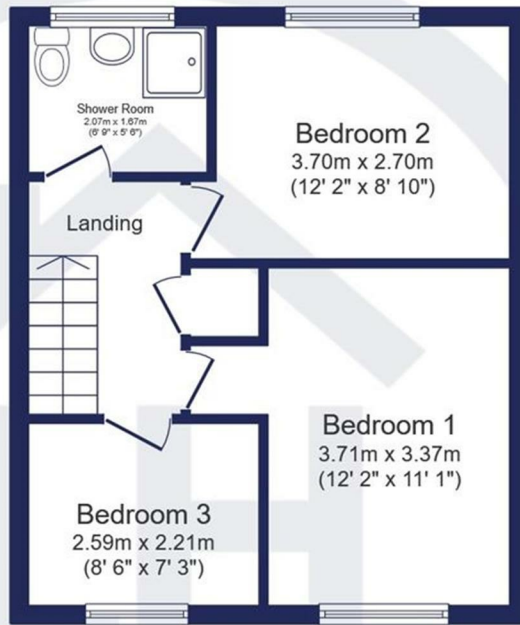
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Ground Floor



First Floor



Garage

Total floor area: 94.8 sq.m. (1,021 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(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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