



Guide Price £310,000

Gunnis Close, Gillingham



3



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2

Summary of Gunnis Close

** Guide Price £310,000 to £320,000 **

LambornHill Estate Agents are delighted to bring to the market this nicely decorated three-bedroom end-of-terrace home, ideally situated within the popular Parkwood area of Rainham. Offering a practical layout, good outside space and useful parking, the property is well suited to first-time buyers and growing families.

Key Features

- Guide Price £310,000 to £320,000
- Three Bedroom End Of Terrace
- Handy Ground Floor W/C
- Quiet Walkway Position
- Garage & Off Road Parking To Rear
- Good Size Rear Garden
- Spacious Lounge/Diner
- Close To Local Schools & Amenities
- EPC Rating C - (71)
- Council Tax Band - C



Property Overview

Upon entering, the property leads into a welcoming hallway with access to the main living accommodation. The spacious lounge/diner provides a comfortable area for both relaxing and family dining, with plenty of room for everyday living and entertaining.

To the rear is a fitted kitchen with a practical layout and access towards the garden. A downstairs WC adds further convenience for busy households.

Upstairs, the property offers three bedrooms, including two good-sized bedrooms alongside a useful third bedroom, making it suitable for children, guests or those requiring a home office. The first floor is completed by a family bathroom.

Externally, the property benefits from a good-sized rear garden, providing a useful outdoor space for families and entertaining. There are also two parking spaces to the rear along with a garage, offering excellent practical storage and parking facilities.

Situated in a popular residential area, the property is well placed for local schools, everyday amenities and commuter routes, making this a well-connected home for those looking to remain within the Rainham and Medway area.

About The Area

Gunnis Close is situated within the popular Parkwood area of Rainham, offering a convenient setting for families and commuters alike. The location provides easy access to a good range of local amenities, schools and everyday facilities, while also being well placed for the surrounding towns and Medway area.

Parkwood offers a useful selection of shops, supermarkets, takeaways and other local services, with further shopping and leisure facilities available in nearby Rainham, Gillingham and Hempstead. The area is also well served by a range of primary and secondary schools, making it a practical choice for families.

For commuters, Rainham mainline railway station is within easy reach and provides regular services towards London, while the nearby A2 and M2 offer straightforward road connections towards

Maidstone, Canterbury, London and the wider Kent area.

The surrounding area also provides a choice of parks, open spaces and recreational facilities, providing plenty of opportunities for outdoor activities. With its combination of local amenities, schooling, transport links and access to the wider Medway towns, Parkwood remains a popular location for those looking for a well-connected family home.

Entrance Hall

Lounge/Diner

6.25m x 3.76m (20'6 x 12'4)

Kitchen

3.00m x 2.36m (9'10 x 7'9)

W/C

Bedroom One

3.96m x 2.95m (13' x 9'8)

Bedroom Two

3.00m x 2.36m (9'10 x 7'9)

Bedroom Three

2.95m x 2.21m (9'8 x 7'3)

Bathroom

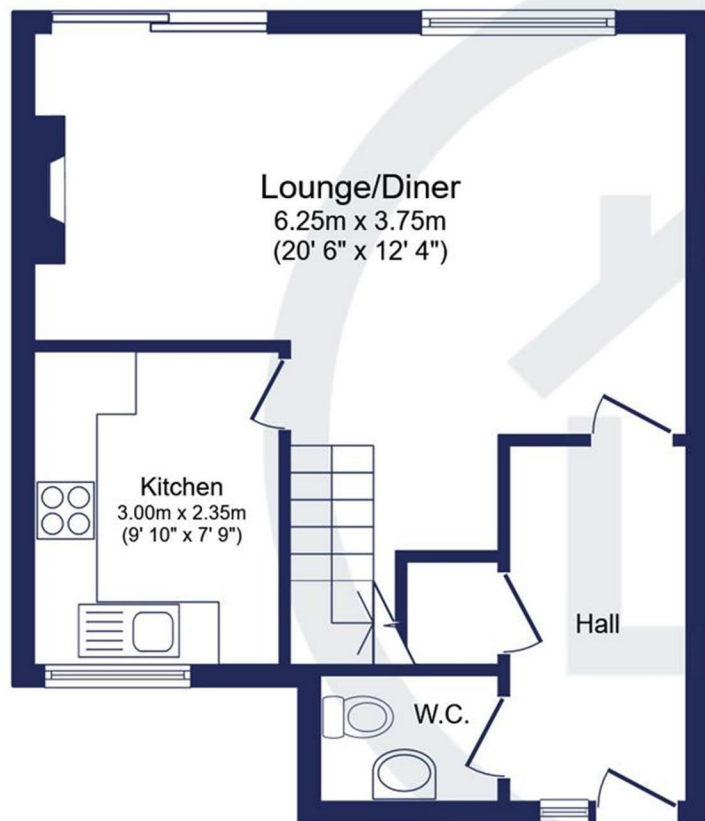
2.11m x 1.70m (6'11 x 5'7)

About LambornHill

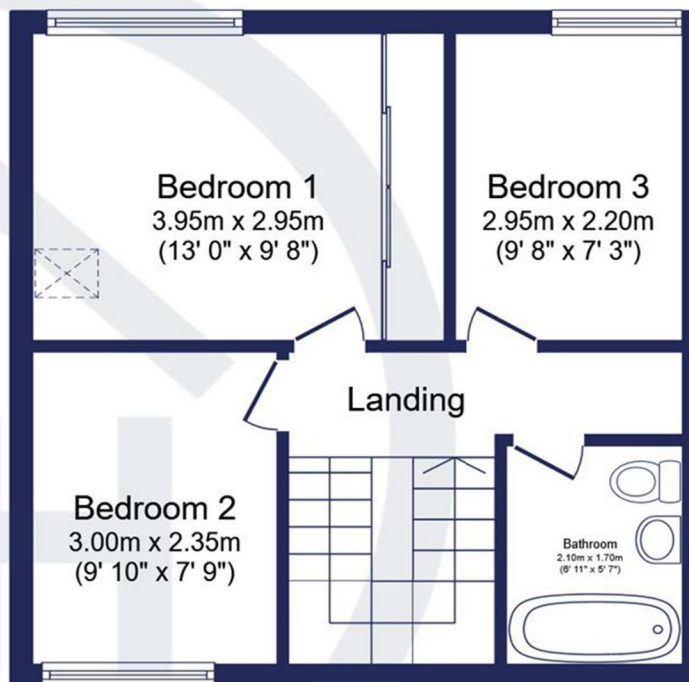
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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.





Ground Floor



First Floor

Total floor area: 80.3 sq.m. (864 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

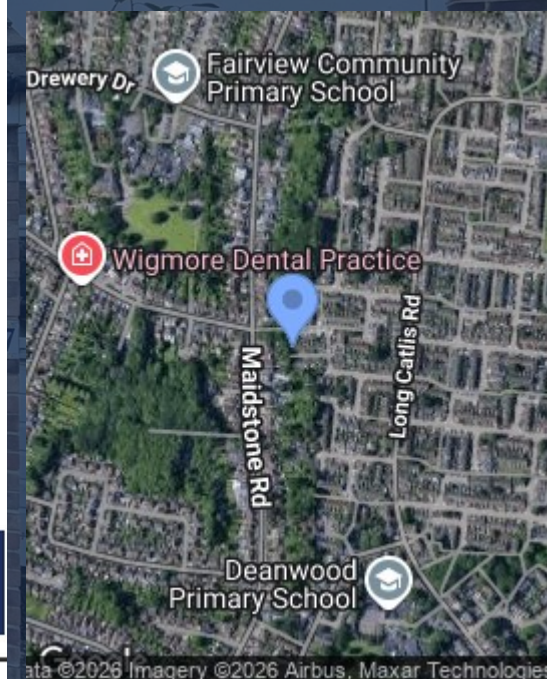


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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