POLLARD ESTATES
INDEPENDENT ESTATE AGENT



279 Canterbury Street

Gillingham, ME7 5XN

£225,000

3 | 2 | 2 | C

Situated within easy reach of Gillingham High Street and the train station, this CHAIN FREE terrace home offers a fantastic opportunity for buyers seeking space, flexibility and the chance to make a property truly their own. The layout provides separate bedrooms and generous living areas, with gas central heating and double-glazed windows for everyday comfort.

The ground floor features a welcoming lounge leading through to a bright dining area and a practical kitchen, with a shower room positioned to the rear. A useful cellar adds further versatility, ideal for storage, hobbies or future enhancement. Upstairs, three well-proportioned bedrooms offer excellent separation and privacy, with the principal 2 bedroom benefitting from an en-suite shower. A further attic room provides an additional flexible space, perfect for working from home.

Outside, the property enjoys both a front garden and a private rear garden, offering a pleasant setting for relaxing or entertaining. With local primary and secondary schools close by, along with shops, transport links and everyday amenities, this is a superbly located home with huge potential.

A great opportunity for anyone looking to personalise a property and enjoy convenient town-centre living. Buyers are encouraged to view and appreciate the possibilities first-hand. Please refer to the footnote regarding services and appliances.







Entrance Door

Hallway

Lounge
10'9 x 10'5 (3.28m x 3.18m)
Stairs to cellar

Dining Room
13'8 x 10'2 (4.17m x 3.10m)

Kitchen
9'9 x 7'2 (2.97m x 2.18m)

Shower Room
7'5 x 4'7 (2.26m x 1.40m)

Cellar
11'9 x 9'5 (3.58m x 2.87m)

Stairs up Landing

Bedroom 1
13'9 x 10'5 (4.19m x 3.18m)

Bedroom 2
10'3 x 9'9 (3.12m x 2.97m)

En-Suite Shower Room

Bedroom 3
10'0 x 7'1 (3.05m x 2.16m)

Loft Room
12'5 x 11'0 (3.78m x 3.35m)

Frontage

Rear Garden

Important Notice -
Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.
No representation or warranty is given, and no employee has authority to do so.
Measurements, photographs and plans are approximate and for illustrative purposes only.
It should not be assumed that the property has all necessary planning, building regulation or other consents.
Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.
Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.
Any changes to charges or terms should be confirmed independently.
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.
Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

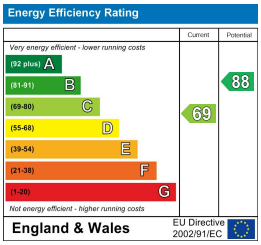
Area Map

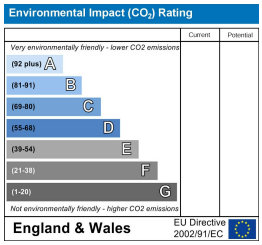


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.