



Asking Price £280,000

Gunnis Close, Gillingham



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# Summary of Gunnis Close

Situated in a quiet walkway position within a popular residential area of Parkwood, this three-bedroom terraced home presents an excellent opportunity for buyers looking to create a home tailored to their own tastes. Offering well-proportioned accommodation throughout, the property would particularly appeal to first-time buyers seeking a foothold on the property ladder or investors looking for a property with strong rental potential.

## Key Features

- Three Bedroom Terrace Home
- Ideal First Time Buyer
- No Chain
- Spacious Lounge/Diner
- Quiet Walk Way Position
- Garage En-Bloc
- Excellent Opportunity To Modernise
- Close To Local Amenities & Schools
- EPC Rating - C - (73)
- Council Tax Band - C



## Property Overview

The accommodation is well-proportioned and arranged over two floors. The ground floor features a generous lounge/diner spanning the rear of the property, providing a versatile living and entertaining space with direct access to the garden. The separate kitchen offers ample storage and workspace, with the potential to be reconfigured or upgraded to suit modern lifestyles.

To the first floor, there are three bedrooms, including two comfortable doubles and a further single bedroom that could equally serve as a home office, nursery or dressing room. A family bathroom completes the upstairs accommodation.

Externally, the property benefits from a private rear garden, offering a blank canvas for landscaping and outdoor enjoyment. In addition, there is a garage en-bloc providing valuable storage or parking facilities.

Conveniently positioned for local schools, shops, everyday amenities and transport links, including Rainham town centre and mainline railway station, the property combines practicality with future potential. Whether you are taking your first step onto the property ladder, looking for your next project, or seeking an investment opportunity, this home offers the chance to create something truly special.

## About The Area

Gunnis Close is situated within a popular residential area of Rainham, offering a peaceful setting while remaining conveniently close to a wide range of local amenities. The location is particularly attractive to first-time buyers, families and investors thanks to its excellent transport links, established community feel and access to everyday conveniences.

Rainham town centre is within easy reach and provides an array of supermarkets, independent shops, cafés, restaurants and leisure facilities. For commuters, Rainham railway station offers regular services to London, including high-speed connections to London St Pancras, making the area a practical choice for those travelling into the capital.

The property is well positioned for a selection of well-regarded primary and secondary schools, along with local parks, recreational facilities and open green spaces. The nearby A2, M2 and M20 road networks also provide convenient access to the wider Kent area, Bluewater Shopping Centre and the coast.

Residents can enjoy nearby countryside walks, riverside routes and the popular Riverside Country Park, while the wider Medway area offers a variety of leisure, retail and entertainment options. Combining convenience, connectivity and a welcoming neighbourhood atmosphere, Gunnis Close is a location that continues to appeal to a broad range of buyers.

## Entrance Porch

### Lounge/Diner

6.25 x 3.75 (20'6" x 12'3")

### Kitchen

3 x 2.35 (9'10" x 7'8")

### Bedroom One

3.95 x 2.95 (12'11" x 9'8")

### Bedroom Two

3 x 2.35 (9'10" x 7'8")

### Bedroom Three

2.95 x 2.2 (9'8" x 7'2")

## Bathroom

## About LambornHill

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

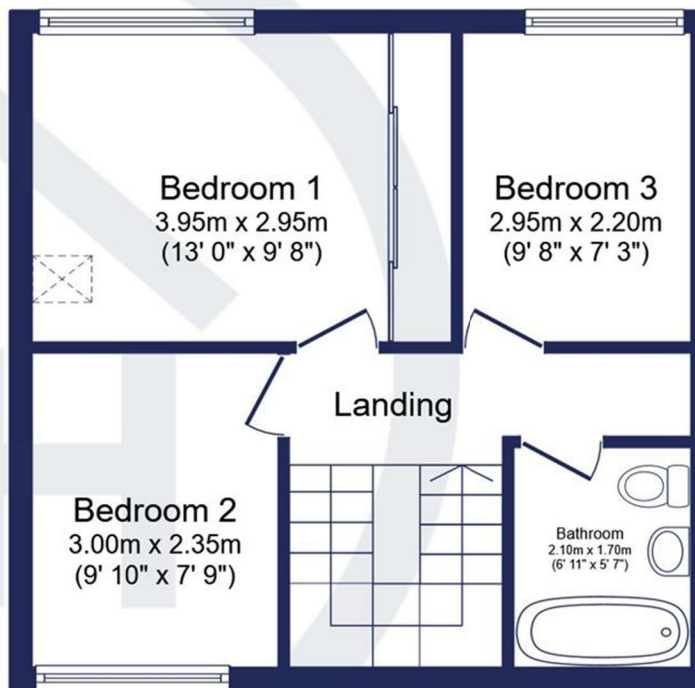
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Ground Floor



First Floor

Total floor area: 76.2 sq.m. (821 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			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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