



Napier Road, Gillingham

Offers In Excess Of
£200 000

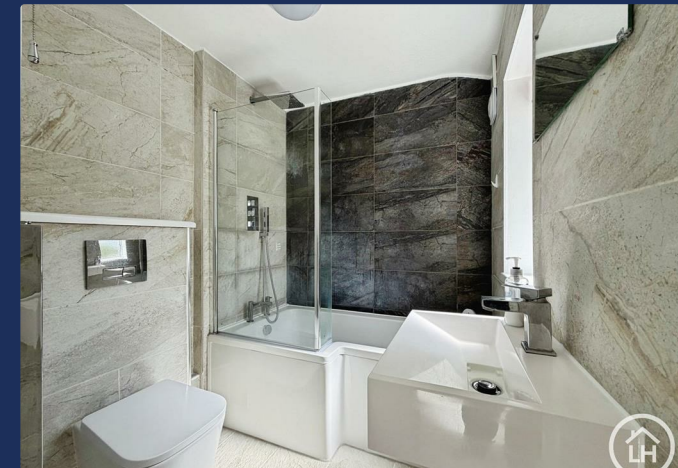
Key Features

- Two Bedroom Detached Home
- No Chain
- Ideal First Time Buy
- Driveway
- Generously Sized Rear Garden
- Well Presented Throughout
- Useful Loft Room
- Close To Local Amenities
- EPC Rating - D - (68)
- Council Tax Band - C



Property Summary

Presented by LambornHill Estate Agents, this well-presented detached two-bedroom home offers stylish and comfortable accommodation throughout, ideal for buyers seeking a property with character and practical living space.



Property Overview

The ground floor features a bright and welcoming lounge to the front, leading through to a separate dining room, creating a versatile layout suitable for both everyday living and entertaining. To the rear, the fitted kitchen provides access through to the inner hall and a ground floor bathroom, enhancing the overall functionality of the home.

Upstairs, the property offers two well-proportioned bedrooms, both providing comfortable accommodation with a good degree of natural light. In addition, there is a handy loft room, offering useful extra space ideal for storage, a home office, or occasional use.

A notable additional feature is the basement level, offering useful cellar space ideal for storage or potential further use, depending on requirements.

Externally, the property benefits from a good size rear garden with a sunny aspect, providing an excellent space for outdoor relaxation. To the front, a driveway offers off-street parking, adding further convenience.

This property is particularly well suited to buyers seeking a detached home with appealing décor, practical living space, and a convenient location.

About The Area

Napier Road is conveniently situated within a well-established residential area of Gillingham, offering excellent access to a wide range of local amenities and transport links.

The property is within easy reach of Gillingham town centre, which provides a variety of shops, supermarkets, cafes, and everyday services. There are also several retail parks and larger stores nearby, catering to a wide range of needs.

For commuters, Gillingham railway station offers regular high-speed services into London, while the A2 and M2 are easily accessible, providing straightforward road connections to surrounding towns and the capital.

The area benefits from a selection of local schools, healthcare facilities, and leisure amenities, as well as nearby green spaces for outdoor activities and recreation.

Overall, Napier Road offers a practical and well-connected location, combining everyday convenience with strong transport links and a settled residential environment.

Lounge

13'5 x 10'3

Dining Room

13'6 x 10'5

Kitchen

10'1 x 7'2

Bathroom

6'2 x 5'10

Cellar

13'5 x 10'4

Bedroom One

13'5 x 10'4

Bedroom Two

13'6 x 10'2

Loft Room

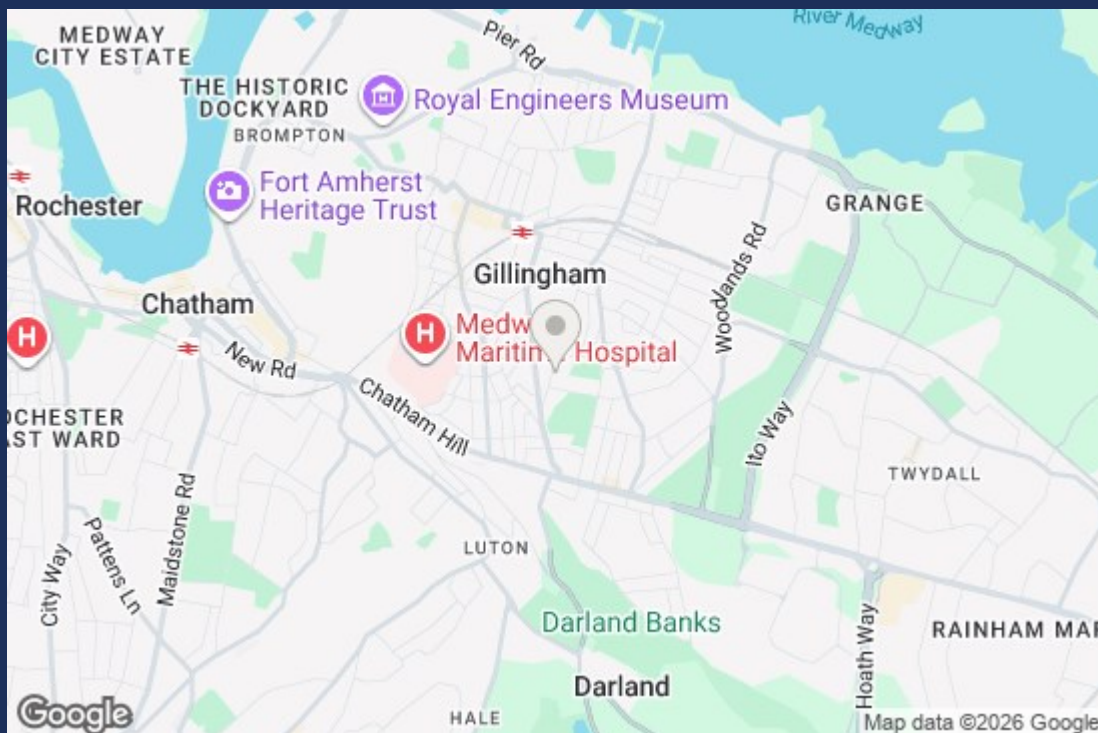
13'2 x 12'5

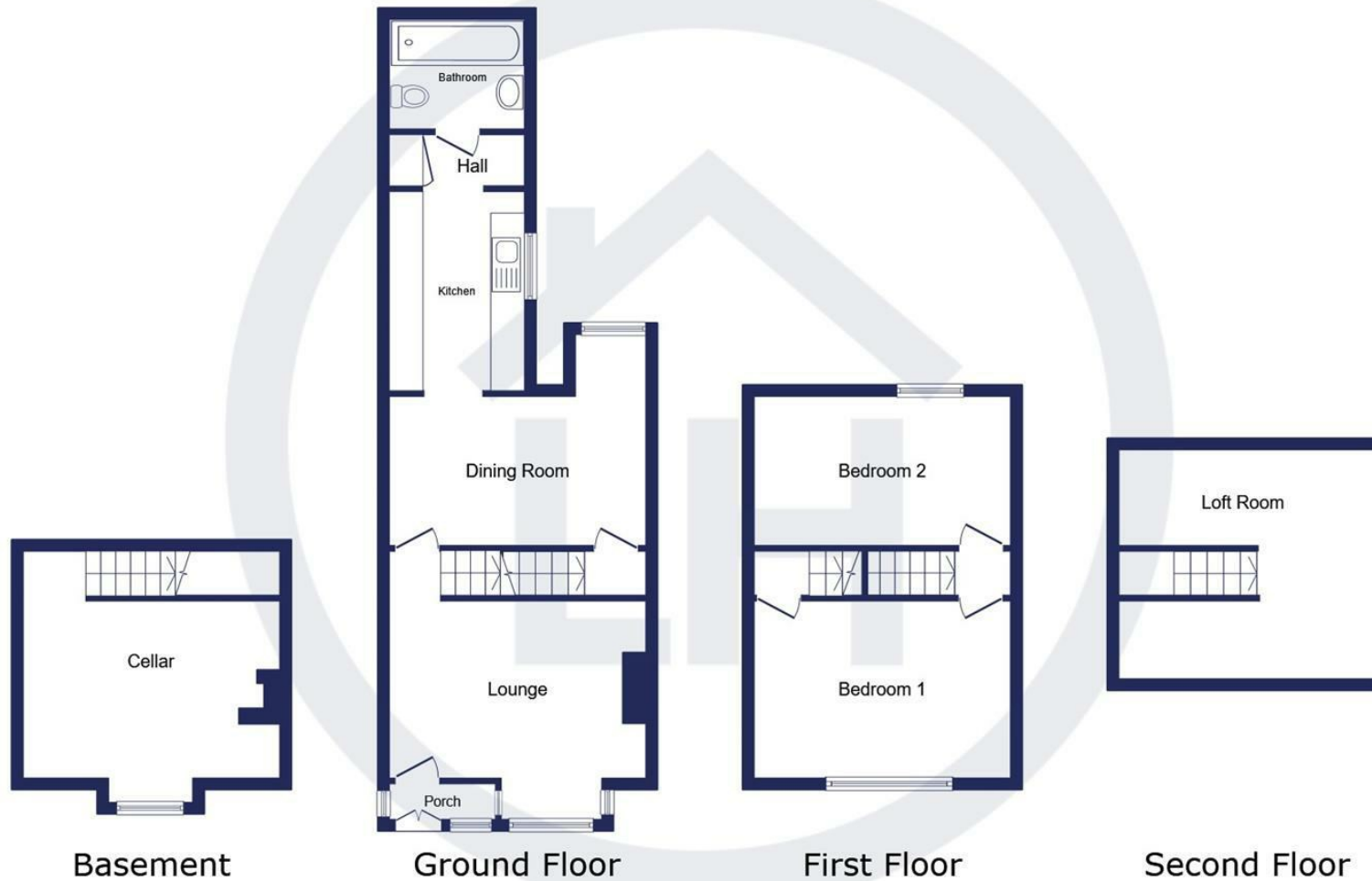
About LambornHill

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.

- Lets Keep It Local, Lets Keep It LambornHill!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

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



Lamborn & Hill 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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