



55 Stafford Street, Gillingham, Kent, ME7 5EN

NO FORWARD CHAIN – A well-positioned two-bedroom Victorian terrace home in the heart of Gillingham, within easy reach of the town centre, mainline station and Medway Maritime Hospital. Offering two reception rooms and two double bedrooms, this property represents an excellent opportunity for first-time buyers and buy-to-let investors alike.

£229,500

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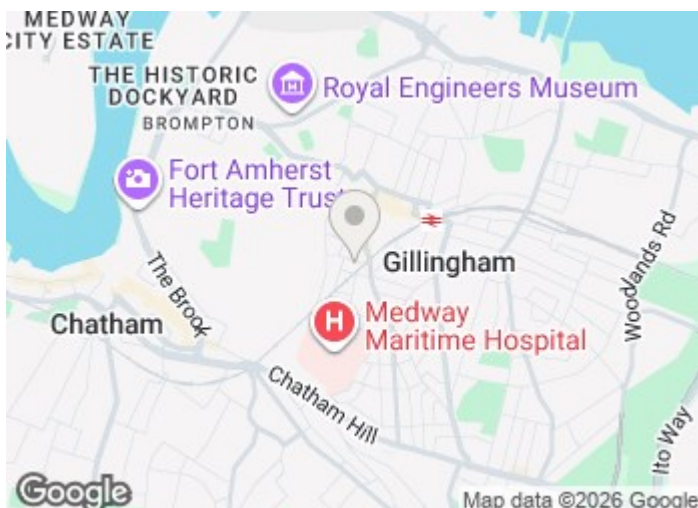
- No Forward Chain
- Ground Floor Bathroom
- Cellar
- Two Bedroom Terraced House
- Close To Gillingham Train Station
- Modern Kitchen & Bathroom
- Two Reception Rooms
- Ideal first time buy or investment opportunity

Phoenix Property Services are pleased to offer for sale this two-bedroom Victorian terrace property, conveniently situated in a central Gillingham location and offered with no forward chain.

The ground floor accommodation comprises two separate reception rooms, a modern kitchen and bathroom, while the first floor offers two separate double bedrooms. There is also an added bonus of a Cellar useful for storage.

Ideally located within walking distance of Gillingham town centre, mainline railway station, Medway Maritime Hospital and a wide range of local shops and amenities, the property is well suited to both owner-occupiers and investors.

With its convenient location and excellent potential, early viewing is recommended. Contact Phoenix Property Services today to arrange your viewing.

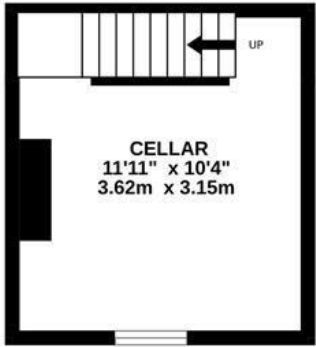


Directions

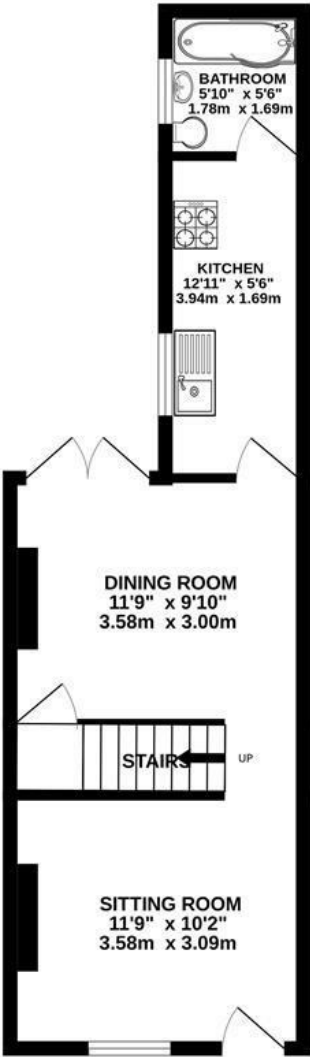


Floor Plan

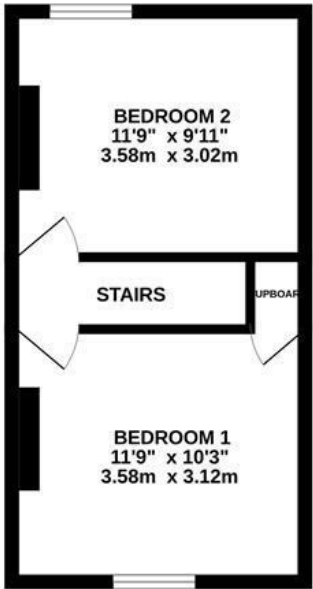
BASEMENT
151 sq.ft. (14.0 sq.m.) approx.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC