

Connells

Gillingham Green
Gillingham

Gillingham Green
Gillingham ME7 1SS

for sale offers over
**£375,000**







## Property Description

Upon entering the property, you are welcomed by a practical layout that offers separate living and dining areas, providing plenty of room for both everyday family life and entertaining guests. The separate lounge creates a comfortable space to relax and unwind, while the dedicated dining room is perfect for family meals, hosting friends or enjoying special occasions together.

Further enhancing the ground-floor accommodation is a convenient downstairs shower room, adding flexibility and practicality to the home. This is particularly useful for busy households, visiting guests or families who would benefit from having bathroom facilities on both floors.

The property also benefits from a loft conversion, providing valuable additional space and offering a range of potential uses, depending on individual requirements. Whether used as a bedroom, home office, hobby room or additional living space, the loft conversion adds to the versatility of the property. Upstairs, there is a separate bathroom serving the first-floor accommodation.

Externally, the property continues to impress with a driveway providing off-road parking for two vehicles, a particularly useful feature for households with multiple cars. There is also the added benefit of on-road parking, offering further convenience for residents and visitors.

To the rear, the garden features a summer house, creating an additional space to enjoy throughout the year.

## Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.












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Total floor area 119.8 m² (1,290 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

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21 High Street
RAINHAM ME8 7HX

EPC Rating: Awaited

Council Tax Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/RAL104305**

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.