



Canterbury Street

Gillingham | Kent | ME7 5XT



Canterbury Street

Gillingham, Kent, ME7 5XT

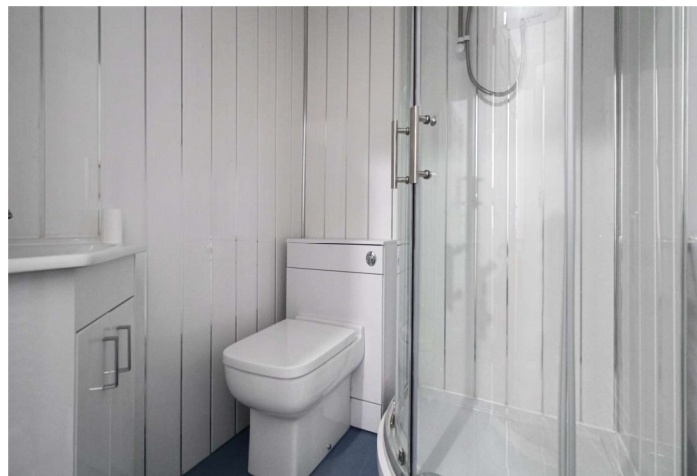
Fully Refurbished Six Bedroom House of Multiple Occupancy offered to the market with No Forward Chain! This is an ideal investment for any experienced Landlord to add to their portfolio.

Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Silver Blades Ice Rink, the Ski & Snowboard center and Great Lines Heritage Park.

Benefitting from:

- **Huge Period Property set over Three Floors**
- **Potential Gross Rental income of £39,000 - £40,000 per annum (assuming £550 average per room per month)**
- **Licensed HMO**
- **Close to Medway Hospital and Gillingham Train Station**
- **Ready to Let**
- **No Chain**
- **Excellent Condition**



Accommodation

Entrance Double glazed door to front.

Entrance Hall Stairs to first floor. Carpet. Radiator.

Bedroom 5m x 3.45m (16'5" x 11'4") Double glazed bay window to front. Fireplace. Radiator. Carpet.

Bedroom Two 3.7m x 3.53m (12'2" x 11'7") Double glazed window to side. Fireplace. Radiator. Carpet.

Conservatory 6.1m x 1.63m (20' x 5'4") Double glazed windows to rear. Double glazed door to rear. Tiled flooring. Radiator.

Kitchen 6.12m x 2.67m (20'1" x 8'9") Double glazed window to rear. Range of wall and base units with work surface over. Wall mounted boiler. Built in double oven and gas hob. Space for washing machine. Radiator. Laminate flooring.

Shower Room One 1.35m x 1.32m (4'5" x 4'4") Low level WC. Walk in shower. Pedestal hand wash basin. Heated towel rail.

Landing Stairs to 2nd floor. Radiator. Carpet.

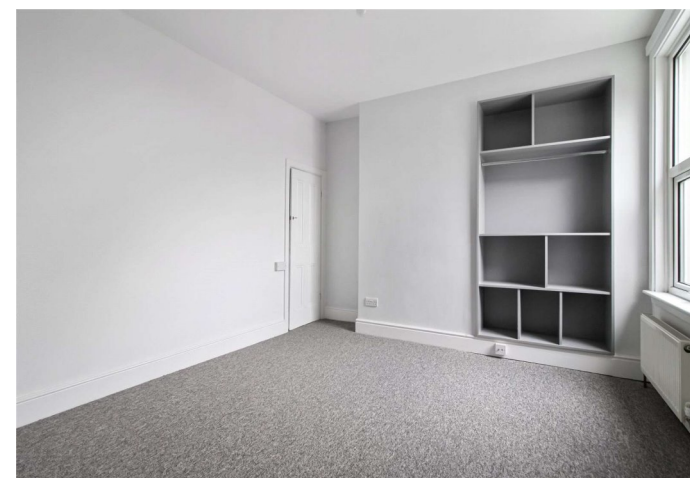
Bedroom 4.2m x 3.89m (13'9" x 12'9") Double glazed window to front. Radiator. Carpet.

En Suite 1.9m x 1.22m (6'3" x 4') Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Heated towel rail.

Bedroom 3.56m x 3.25m (11'8" x 10'8") Double glazed window to rear. Radiator. Carpet.

Bathroom 2.13m x 1.7m (7' x 5'7") Double glazed window to side. Low level WC. Pedestal hand wash basin. Panelled bath with shower over. Tiled walls.

Bedroom 2.67m x 2.9m (8'9" x 9'6") Double glazed window to rear. Radiator. Carpet.





Second Floor Landing Carpet.

Bedroom 4.62m x 2.26m (15'2" x 7'5") Double glazed Velux window to front. Radiator. Carpet.

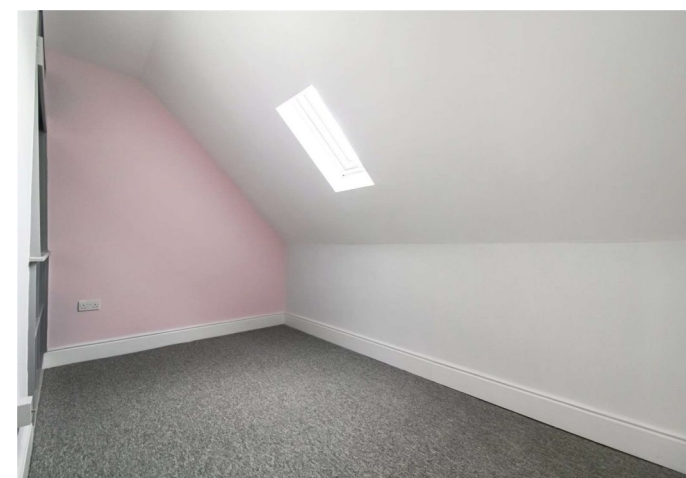
Shower Room Two 1.63m x 1.75m (5'4" x 5'9") Double glazed window to rear. Low level WC. Pedestal hand wash basin. Heated towel rail. Vinyl flooring.

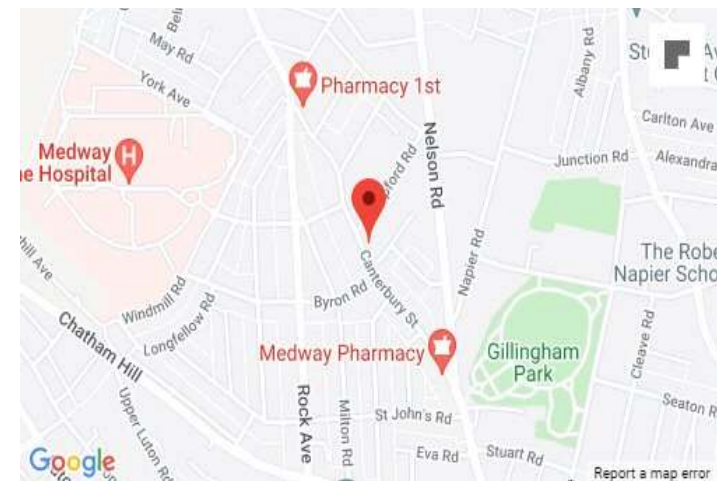
Kitchen/Lounge 3.68m x 2.9m (12'1" x 9'6") Double glazed window to rear. Range of wall and base units with work surface. Stainless steel sink unit. Built in oven and hob.

Exterior

Rear Garden 10.36m (34')

EPC Rating - D

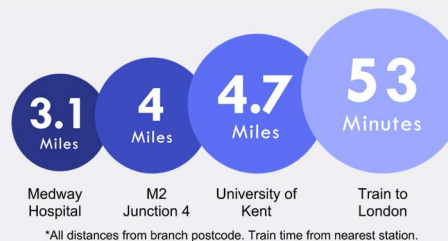




Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Lee Franklin - Branch Manager

01634 263000

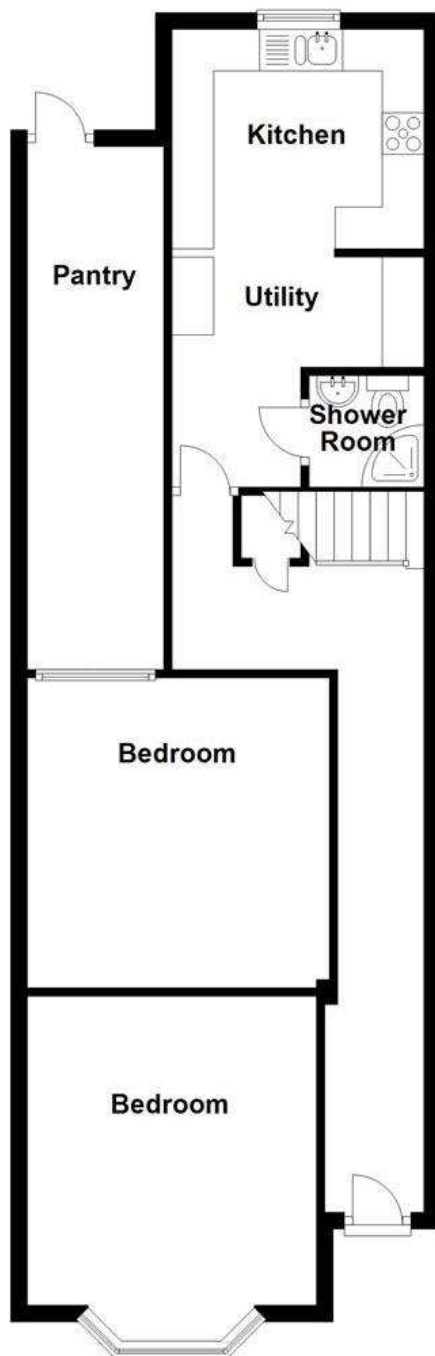
Robinson Michael & Jackson
17 High Street,
Rainham,
Kent ME8 7HX

rainham@robinson-jackson.com

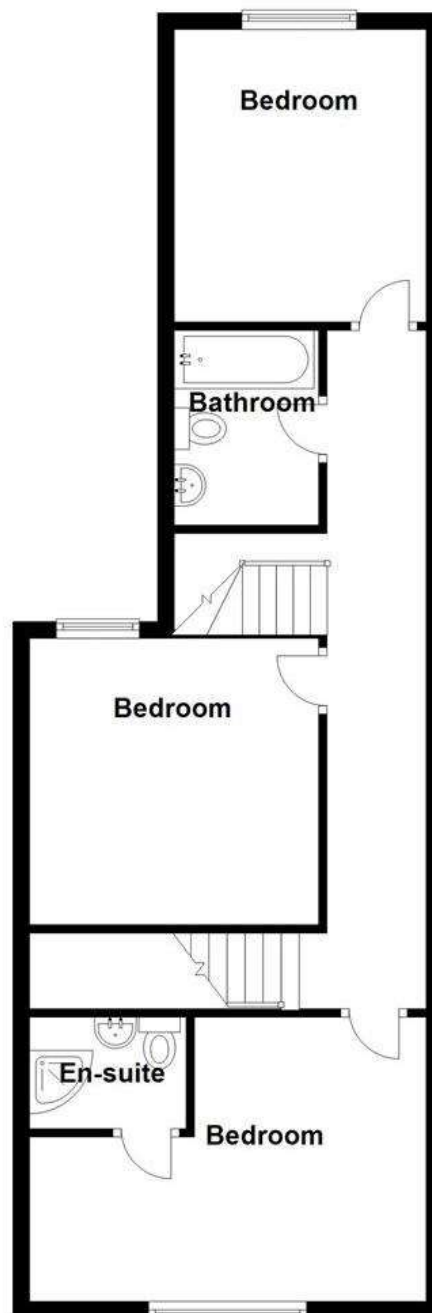
SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

Ground Floor



First Floor



Second Floor

