



Grange Road

Gillingham | Kent | ME7 2PU



Grange Road

Gillingham, Kent, ME7 2PU

Robinson Michael and Jackson are delighted to offer this flexible two/three bedroom period home situated in Grange Road overlooking Gillingham Green and St Mary Magdalene Church.

Rainham and Gillingham lie in 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 centre and Great Lines Heritage Park.

Benefitting from:

- 965.2 Square Feet
- 0.6 miles to Gillingham (Kent) Rail Station
- Flexible Accommodation
- Council tax band B (£1,484 p/yr)
- Perfect first time purchase
- Excellent local schools
- Close to Medway Hospital



Accommodation

Entrance Hall Door to front. Stairs to first floor.

Lounge 3.76m x 2.64m (12'4" x 8'8") Double glazed bay window to front. Internal stained glass window. Working coal fire. Radiator. Carpet.

Dining Room 3.68m x 3.73m (12'1" x 12'3") Double glazed bay window to front. Radiator. Storage cupboards. Parquet flooring.

Study 3.28m x 1.4m (10'9" x 4'7") Double glazed window to rear. Storage cupboard. Radiator. Carpet.

Conservatory 2.46m x 1.75m (8'1" x 5'9") Double glazed french door to rear. Tiled flooring.

Kitchen 3.28m x 3.7m (10'9" x 12'2") Window to rear. Door to conservatory. Range of wall and base units with work surface over. Space for dishwasher, washer/dryer, cooker and large fridge/freezer in the cupboard/walk in pantry. Sink unit. Wall mounted boiler. Laminate flooring.

Bedroom One 2.97m x 3.68m (9'9" x 12'1") Double glazed window to front. Fitted wardrobe. Radiator. Carpet.

Bedroom Two 3.25m x 3.25m (10'8" x 10'8") Double glazed window to rear. Fitted wardrobe. Carpet. Radiator.

Bathroom 1.75m x 2.29m (5'9" x 7'6") Double glazed window to rear. Low level WC. Wash hand basin. Bath with shower over. Laminate flooring. Radiator.





Exterior

Rear Garden 15.24m Approx. (50' Approx.) Laid to lawn. Pebbled with established shrubs. Shed with power. Rear access.

EPC Rating – D

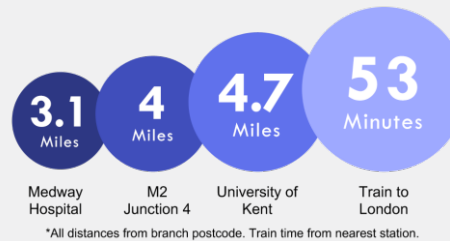




Important Notice

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

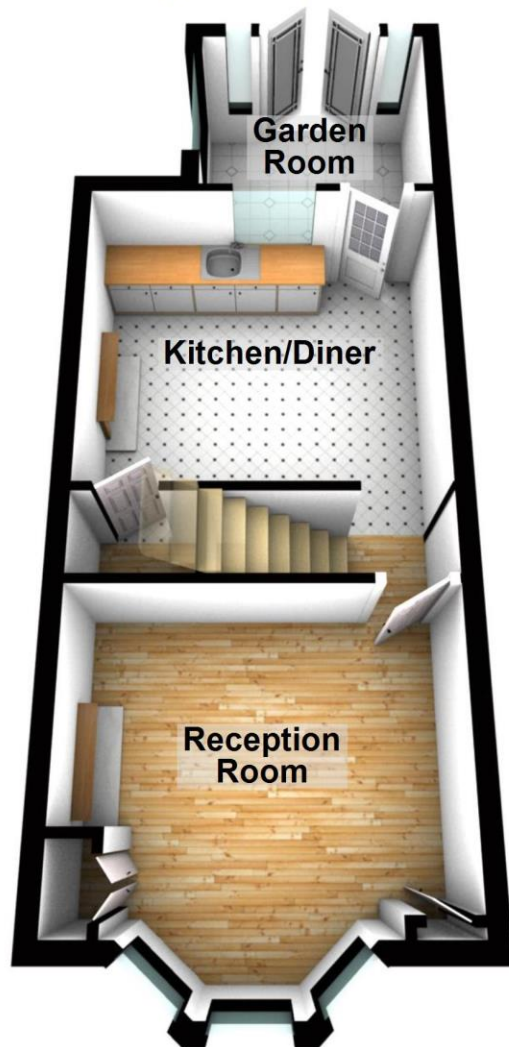
rainham@robinson-jackson.com

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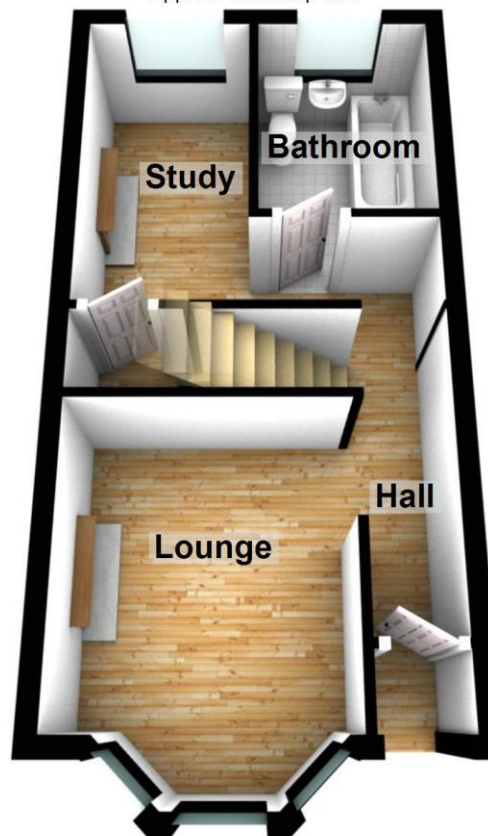
Lower Ground Floor

Approx. 365.9 sq. feet



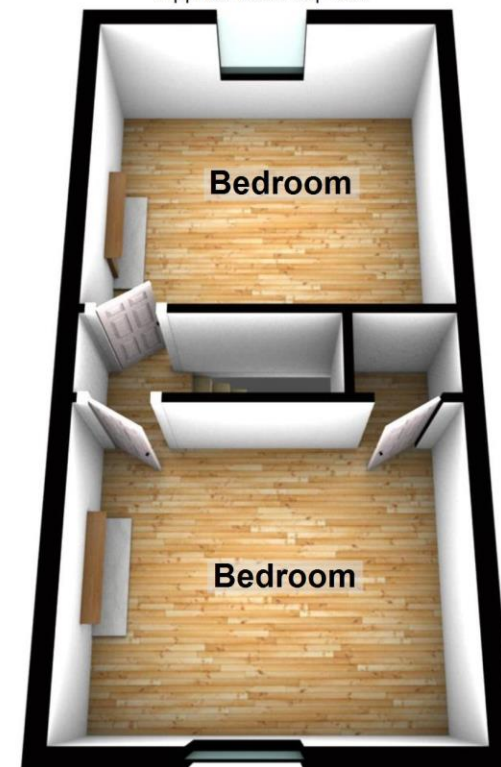
Ground Floor

Approx. 306.5 sq. feet



First Floor

Approx. 296.7 sq. feet



Total area: approx. 969.1 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.
Plan produced using PlanUp.

