



Gardiner Street | Gillingham, Kent, ME7 1DN



Guide Price £240,000 to £250,000

Freehold

**ROBINSON MICHAEL & JACKSON**

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## Gardiner Street, Gillingham

Stunning Two bedroom Victorian terrace in Gillingham, 0.3 miles to train station, 0.9 mile walk to Medway Hospital. Ideal for investors or first-time buyers. Must-see property!

### Property Features

- Council Tax: B
- EPC Rating: D
- 970 Square Feet
- 0.3 Miles to Gillingham Station
- 0.9 Miles to Medway Maritime Hospital
- Modern Fitted Kitchen and Bathroom
- No Forward Chain
- Viewing Highly Recommended



## Interior

**Lounge** 4.1m x 3.15m (13'5" x 10'4") Double glazed door to front. Double glazed window to front. Laminate flooring. Radiator.

**Dining Room** 4.06m x 3.15m (13'4" x 10'4") Double glazed window to rear. Understairs storage. Laminate flooring. Radiator.

**Kitchen** 2.82m x 2.3m (9'3" x 7'7") Double glazed door and window to side. Range of wall and base units with work surface over. Oven and gas hob. Tiled flooring. Radiator.

**Bedroom One** 4.06m x 3.8m (13'4" x 12'6") Velux window to rear. Eaves storage. Carpet.

**Bedroom Two** 4.14m x 3.18m (13'7" x 10'5") Double glazed window to front. Fitted storage cupboard. Carpet. Radiator.

**Bedroom Three / Reception Room** 4.14m x 3.18m (13'7" x 10'5") Double glazed window to rear. Fitted storage cupboard. Carpet. Stairs to second floor. Door to bathroom.

**Bathroom** 2.92m x 2.24m (9'7" x 7'4") Double glazed window to rear. Low level WC. Pedestal wash hand basin. Enclosed shower and bath. Heated towel rail. Tiled flooring.

## Exterior

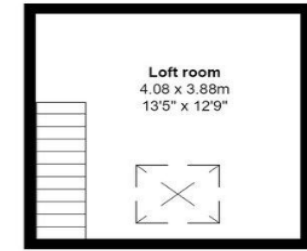
**Rear Garden** Approx 100ft Shingled area and lawn. Fenced in. Shed. East facing. Tap.



**Ground Floor**  
Area: 37.2 m<sup>2</sup> ... 401 ft<sup>2</sup>



**First Floor**  
Area: 37.1 m<sup>2</sup> ... 399 ft<sup>2</sup>



**Loft room**  
Area: 15.8 m<sup>2</sup> ... 170 ft<sup>2</sup>

**Total Floor Area: 90.1 m<sup>2</sup> ... 970 ft<sup>2</sup>**

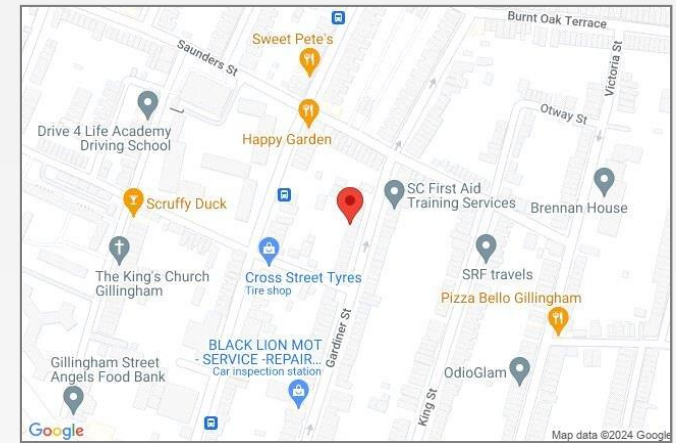
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.





## Property Location

Gardiner Street, Gillingham, Kent, ME7 1DN



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## Additional Information

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 Planet Ice Skating Rink, the Ski & Snowboard centre and Great Lines Heritage Park

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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