



**ROBINSON
MICHAEL
& JACKSON**
LOCAL OFFICE
01634 263000
FOR SALE

Arthur Road

Gillingham | Kent | ME8 9BT



DANGER
HIGH VOLTAGE

PERONI
NASTRO AZZURRO

Life's too short to drink cheap wine

It's not for drinking
SHED
IT'S A BAR

ADAM'S BAR

MORUECO

WANDER
ALWAYS REBELLOUS

WELCOME

Arthur Road

Gillingham, Kent, ME8 9BT

Guide Price £425,000 to
£450,000

Freehold

Modern 3-bed semi-detached w/ garden party paradise! This must-see boasts a heated & powered pub-style garden room, complete with pool table & darts - perfect for hosting unforgettable gatherings!

Benefitting from:

- 1663.2 Square Feet
- NO CHAIN!
- Large Garden Room Perfect For Hosting!
- Short Walk to Rainham Centre
- Close to Excellent Schools
- Modern Kitchen
- Garage and Driveway
- Viewing Highly Recommended
- Council Tax: D
- EPC Rating: D



Accommodation

Entrance Hallway Door to side. Double glazed window to side. Stairs to first floor.

Lounge 4.48m x 3.65m (14'8" x 12') Double glazed window to front. Double glazed window to side. Log burner. Wood effect flooring. Radiator.

Dining Room Storage cupboard. Laminate flooring. Radiator.

Kitchen 4.48m x 2.97m (14'8" x 9'9") Double glazed window to side. Double glazed window to rear. Range of wall and base units with worktop over. Tiled splashback. Enclosed combi boiler cupboard. Wood effect flooring.

Downstairs Bathroom 3m x 1.7m (9'10" x 5'7") Double glazed window to side. Low level WC. Vanity wash hand basin. Shower. Heated towel rail. Tiled walls. Laminate flooring.

Landing Access to boarded loft via ladder - power and lighting.

Bedroom One 4.48m x 3.08m (14'8" x 10'1") Double glazed window to front. Built in wardrobes. Air conditioning units. Carpet. Radiator.

Bedroom Two 3.4m x 2.21m (11'2" x 7'3") Double glazed window to rear. Carpet. Radiator.

Bedroom Three 3.4m x 2.17m (11'2" x 7'1") Double glazed window to rear. Carpet. Radiator.

Upstairs Cloakroom 1.6m x 0.71m (5'3" x 2'4") Double glazed window to side. Low level WC. Vanity wash hand basin. Heated towel rail. Laminate flooring.

Exterior

Rear Garden North east facing. Slabbed patio. Laid to lawn. Block paved pathway to garden room. Bar and seating area. Shed.

Bar area Fitted wall heater. Boarded loft space.

Shed 3.65m x 2.21m (12' x 7'3")

Garden Room 5.75m x 6.18m (18'10" x 20'3") Double glazed door to front. Two double glazed windows to front. Carpet. Power and lighting.

Garage 6.18m x 3.12m (20'3" x 10'3") Up and over door.

Parking Block paved driveway to front.





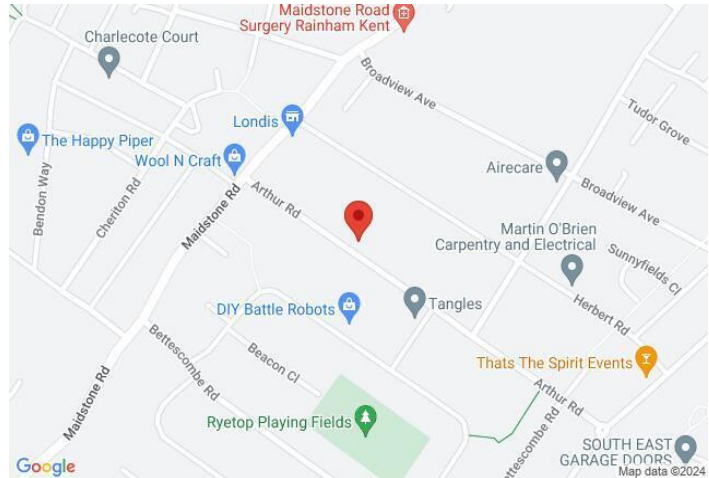
Additional Information

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

Key facts for buyers





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.






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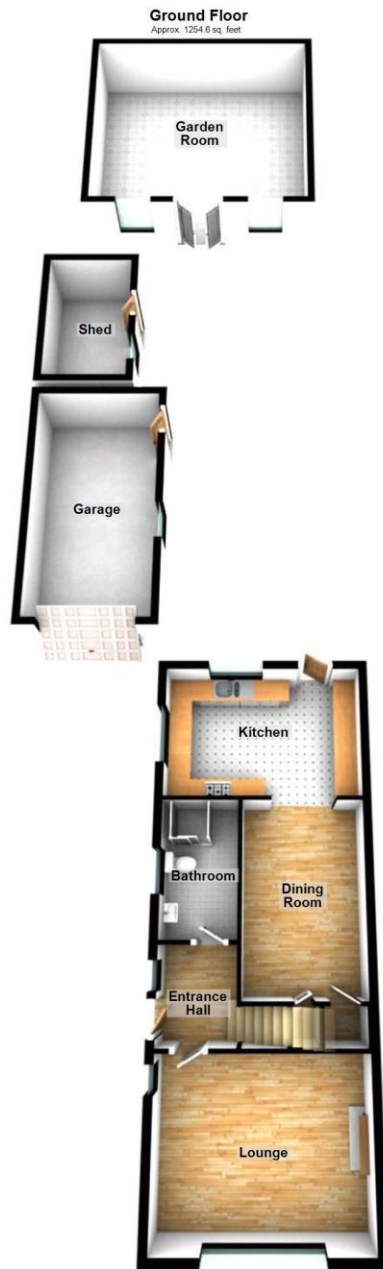


FOR MORE INFORMATION CONTACT US TODAY.

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SALES | MORTGAGES | LEGALS

Ground Floor
Approx. 1254.6 sq. feet

First Floor
Approx. 408.6 sq. feet

Total area: approx. 1663.2 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.



VICTORIA SW1