



Grange Road

Gillingham | Kent | ME7 2UB



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Gillingham, Kent, ME7 2UB

Guide Price £425,000 to £450,000
Freehold

Robinson Michael and Jackson are delighted to offer this spacious four bedroom Link-Detached House arranged over three floors. The perfect family home!

Benefitting from:

- South Facing Garden
- Block Paved Driveway and 2 Allocated Spaces
- Garage To Front
- 1270 Square Foot
- Excellent Local Schools
- Desirable Development
- Four Double Bedrooms
- Viewing highly Recommended
- Council Tax: E
- EPC Rating: C



Accommodation

Entrance Hallway 4.62m x 2m (15'2" x 6'7") Double glazed window to front. Understairs storage. Laminate flooring. Radiator.

Cloakroom 1.7m x 0.94m (5'7" x 3'1") Double glazed window to front. Low level WC. Wash hand basin. Laminate flooring. Radiator.

Lounge 5.64m x 3.7m (18'6" x 12'2") Double glazed window to side. Double glazed door to rear. Laminate flooring. Two radiators.

Kitchen 5.36m x 2.77m (17'7" x 9'1") Double glazed bay window to front. Two double glazed windows to side. Range of wall and base units with worktop over. Sink. Integrated oven. Gas hob. Tiled flooring. Radiator.

Landing 5.64m x 1.9m (18'6" x 6'3") Double glazed window to front. Carpet.

Bedroom One 5.5m x 3.84m (18'1" x 12'7") Double glazed window to front. Double glazed window to side. Built in wardrobes/storage. Carpet. Two radiator.

Ensuite 2.13m x 1.37m (7' x 4'6") Double glazed velux windows to rear. Low level WC. Wash hand basin. Heated towel rails. Tiled walls and flooring.

Bedroom Two 4.32m x 2.62m (14'2" x 8'7") Two double glazed windows to rear. Carpet. Radiator.

Ensuite 2.87m x 1.07m (9'5" x 3'6") Low level WC. Wash hand basin. Shower. Heated towel rail. Tiled flooring.

Bedroom Three 5.6m x 2.64m (18'4" x 8'8") Double glazed window to front and rear. Carpet. Two radiators.

Bedroom Four 3.18m x 2.87m (10'5" x 9'5") Double glazed bay window to front. Storage cupboards. Carpet. Radiator.

Family Bathroom 2.87m x 1.93m (9'5" x 6'4") Low level WC. Wash hand basin. Bath with shower over. Storage cupboard. Heated towel rail. Tiled flooring and walls.





Exterior

Rear Garden South facing garden. Grass area. Patio area. Side access. Electric awning. Led lights.

Garage 6.93m x 2.54m (22'9" x 8'4") Electric garage door. Power and lighting. Wall mounted boiler. Concrete floor.

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.

Service Charge £350 Per Annum (Estimate)





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.



**FOR MORE INFORMATION
CONTACT US TODAY.**

Lee Franklin - Branch Partner

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Robinson Michael & Jackson

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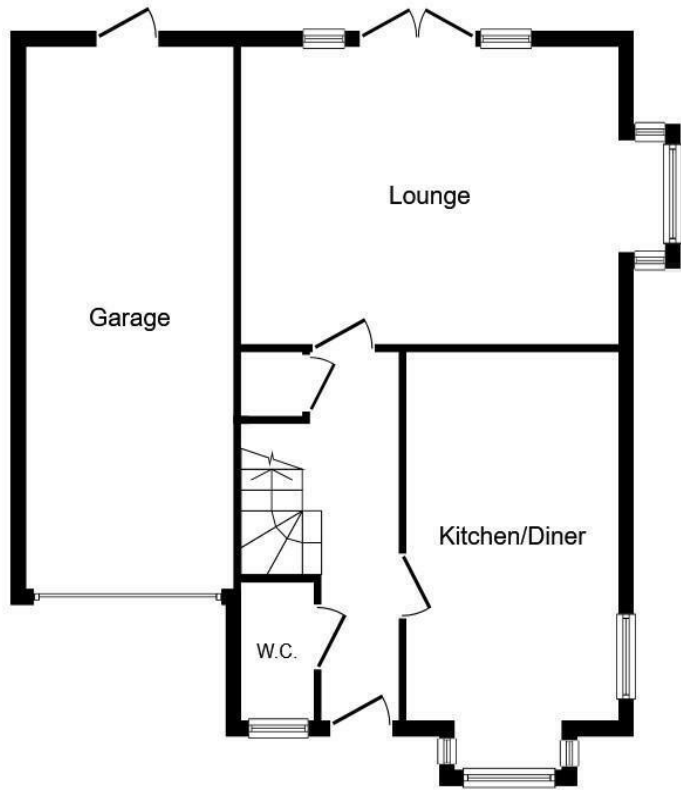
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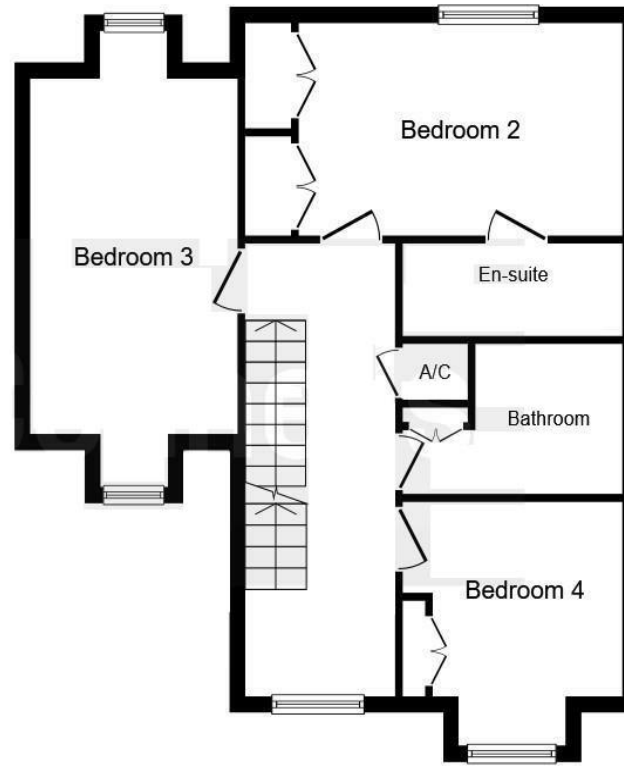
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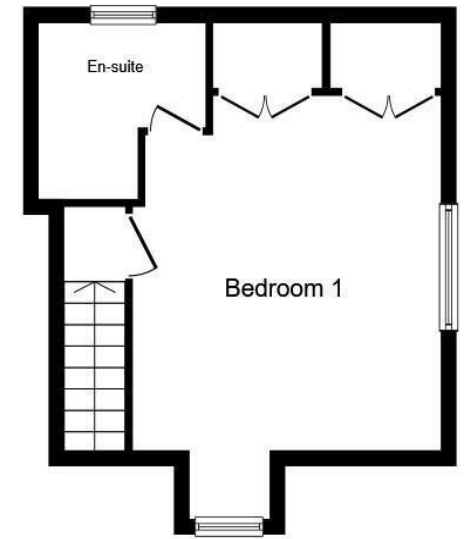
ROBINSON MICHAEL & JACKSON



Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

