



Edwin Road

Gillingham | Kent | ME8 0JL



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Gillingham, Kent, ME8 0JL

Asking Price £425,000
Freehold

Robinson Michael & Jackson are proud to offer this family home located ideally for sought after schools and transport links. Offering four bedrooms, two reception rooms and large garden.

Benefitting from:

- 1423.8 Square Feet
- Excellent Local Schools
- Block Paved Driveway And Garage
- Large East Facing Garden
- Downstairs Cloakroom
- No Forward Chain
- Viewing Highly Recommended
- Council Tax: D
- EPC Rating: C



Accommodation

Entrance Door to front. Double glazed window to side. Wooden flooring.

Cloakroom 2.13m x 0.81m (7' x 2'8") Low level WC. Vanity wash hand basin. Vinyl flooring. Radiator.

Lounge 8.26m x 5.36m (27'1" x 17'7") Double glazed bay window to front. Double glazed door to rear. Stairs to first floor. Understairs storage. Two radiators.

Study 2.36m x 1.75m (7'9" x 5'9") Storage cupboard. Laminate flooring.

Kitchen 5.18m x 3.23m (17' x 10'7") Double glazed door and window to rear. Range of wall and base units with worksurface over. Wall mounted boiler. Space for appliances. Vinyl flooring.

Landing 4.2m x 1.75m (13'9" x 5'9") Double glazed window to side. Access to loft via ladder. Carpet.

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

Bedroom Two 4.37m x 3.12m (14'4" x 10'3") Double glazed bay window to front. Carpet. Radiator.

Bedroom Three 2.44m x 1.93m (8' x 6'4") Double glazed window to front. carpet. Radiator.

Bedroom Four 4.45m x 1.75m (14'7" x 5'9") Double glazed window to rear. Carpet. Radiator.

Bathroom 1.9m x 1.73m (6'3" x 5'8") Double glazed window to rear. Carpet. Radiator.

Exterior

Rear Garden Approx 120ft Patio and lawn. Fenced in. East facing. Apple Tree. Tap and power. Shed. Workshop.

Garage/Utility 6.78m x 2.84m (22'3" x 9'4") Power and lighting. Up and over door. Wall and base units.





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.



**FOR MORE INFORMATION
CONTACT US TODAY.**

Lee Franklin - Branch Partner

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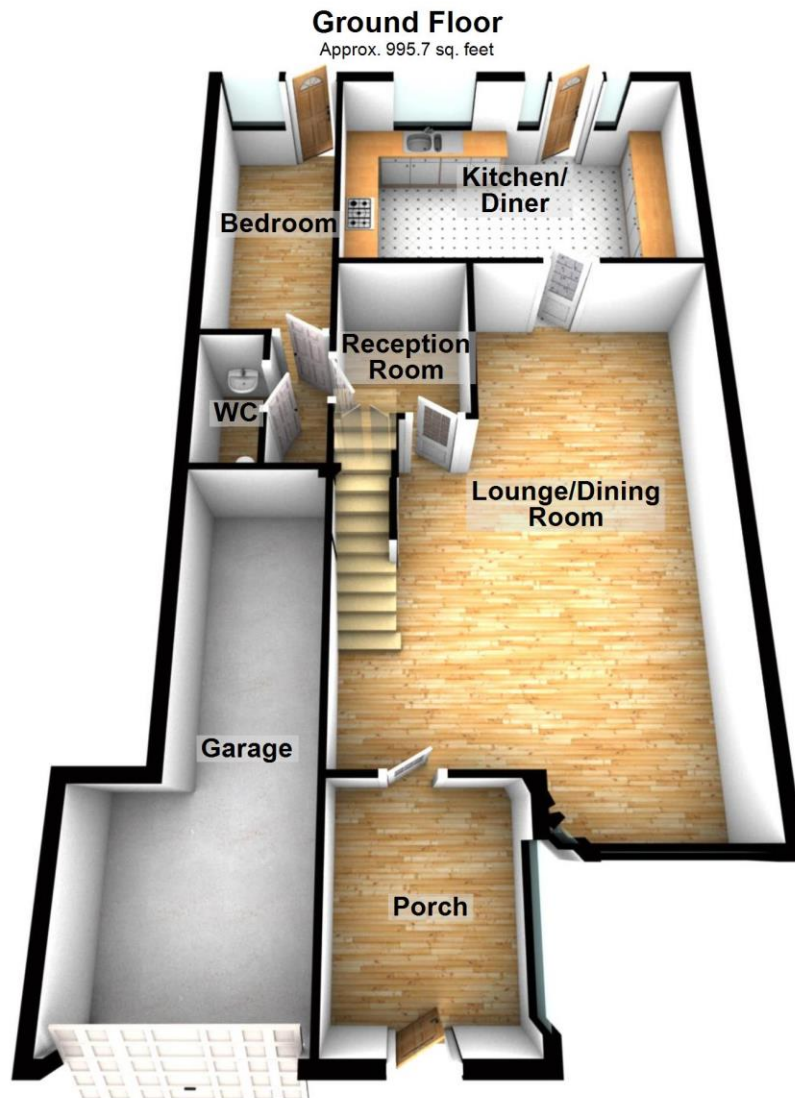
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ROBINSON MICHAEL & JACKSON



Total area: approx. 1423.8 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.

