



## Grove Road, Gillingham, Kent, ME7 2TX

Asking Price £280,000

- 1930's End of Terrace
- 3 Bedrooms
- Private Rear Garden
- Situated in a Quiet Cul-De-Sac
- Wet Room
- Paved Forecourt

# 8 Grove Road, Gillingham ME7 2TX

This 1930's three bedroom end of terrace family home, is situated in a quiet Cul-De-Sac on the outskirts of Gillingham, being close to the River Medway shoreline for fine country and riverside walks.

The property has been in the same family for many years and has been lovingly maintained, with an extension to the rear, making this an excellent home for a family looking for a peaceful and tranquil environment.

Once inside, you will find a hallway, leading of this a lounge, spacious dining room and good size kitchen. Upstairs are 3 bedrooms and a wet room. Outside is beautifully presented rear garden.

Gillingham Town Centre is within easy reach, providing a main line railway station with direct fast links into London St Pancras, Victoria and Waterloo stations. For the motorist, you have nearby Medway Tunnell, which will lead you onto the A2/M2/M20/M25 motorway networks.

The popular Strand Leisure Area is nearby, offering an outside Lido, tennis courts and other recreational facilities.

Highly regarded schools for children of all ages and to hand all the right ingredients to make this an ideal first time buy or family purchase alike.

Call the friendly Sales team at Wright & Co Estate Agents for an appointment to view!



Council Tax Band: C



### **Entrance Door To:**

Porch  
Door to

### **Hall**

Staircase to first floor  
Radiator

### **Lounge**

13'1" x 11'5"  
Double glazed window to front  
Radiator

### **Dining Room**

19'0" x 9'10"  
Double glazed window to rear  
Fireplace

### **Kitchen**

16'4" x 6'2"  
Door and window to rear  
Range of base and eye level cupboards and drawer units  
Worktops  
Inset single drainer stainless steel sink unit  
Radiator  
Space and plumbing for a washing machine  
Understair cupboard  
Tiled walls

### **Lean to**

Door to garden

### **First Floor Landing**

Access to roof space  
Doors to

### **Bedroom 1**

13'9" x 9'2"  
Double glazed bay window to front  
Radiator  
Built in wardrobes

### **Bedroom 2**

11'9" x 8'10"  
Double glazed window to rear  
Radiator  
Built in wardrobes

### **Bedroom 3**

8'10" x 5'10"  
Double glazed window to front  
Radiator

### **Wet Room**

6'6" x 5'2"  
Double glazed window to rear  
Fully tiled shower unit  
Low Level W/C  
Wash hand basin  
Radiator

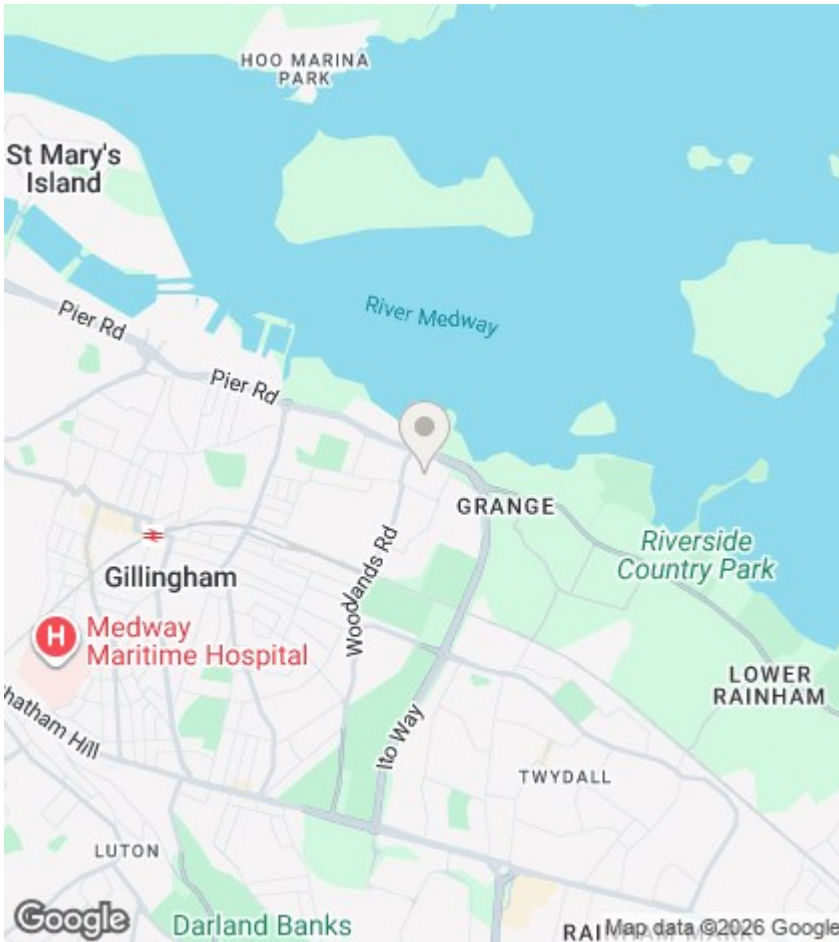
### **Exterior**

#### **Rear**

Beautiful mature well stocked private rear garden with lawn  
Host of flowers, shrubs, bushes  
Greenhouse  
Cupboard/workshop with boiler (NOT TESTED)  
Side pedestrian access

#### **Front**

Paved forecourt garden



## Directions

## Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

