



**Connells**

Charter Street  
GILLINGHAM



### Property Description

Offered to the market with no onward chain, this deceptively spacious two bedroom home presents an excellent opportunity for buyers seeking both character and versatility.

The property welcomes you with two well proportioned reception rooms, thoughtfully arranged to provide distinct yet flexible living and entertaining spaces. The front reception offers a cosy setting, ideal for relaxation, while the second reception room lends itself perfectly to formal dining or an additional family area, creating a natural heart to the home.

To the rear, the kitchen is fitted with a range of units and provides access to a highly practical cellar, offering valuable additional storage and further potential, subject to any necessary consents.

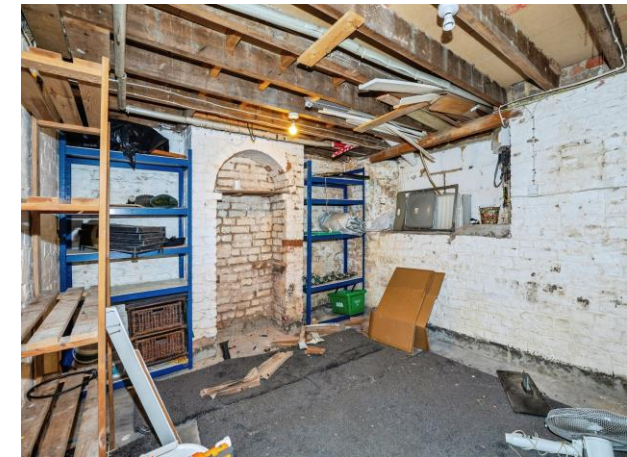
The first floor hosts two comfortable bedrooms, both well sized and filled with natural light, alongside a family bathroom. A standout feature of the home is the additional loft room, a versatile space ideal for use as a home office, creative studio, or occasional guest accommodation, enhancing the overall flexibility of the property.

This home combines traditional proportions with practical extras, making it particularly appealing to first time buyers, professional couples, or investors alike. The absence of an onward chain ensures a smoother, more straightforward purchasing process.

Early viewing is strongly recommended to fully appreciate the space, adaptability, and potential this property has to offer.







Total floor area 106.0 m<sup>2</sup> (1,141 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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21 High Street  
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EPC Rating: D Council Tax  
Band: B

**view this property online [connells.co.uk/Property/RAL103995](http://connells.co.uk/Property/RAL103995)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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