



Connells

Layfield Road
GILLINGHAM



Property Description

This well presented two bedroom mid terrace property offers stylish and practical accommodation throughout, making it an ideal home for first-time buyers, small families, or professionals alike. Finished to a high standard and exceptionally well maintained by the current owners, the property is ready to move straight into.

The ground floor comprises a bright and welcoming living space, along with a spacious kitchen/diner fitted with a range of appliances, providing the perfect setting for both everyday living and entertaining. A separate utility room adds further convenience and additional storage space.

Upstairs, the property benefits from two well proportioned bedrooms and WC, all presented in excellent decorative order. The home continues to impress with its clean, contemporary finish and practical layout throughout.

Combining comfort, functionality, and attractive presentation, this charming mid-terrace property is sure to appeal to a wide range of purchasers.



Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

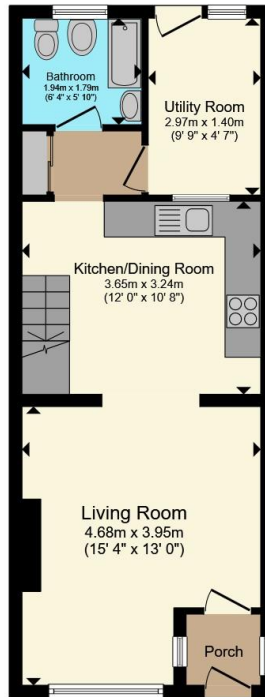
Agents Note

There is an existing Right of Way at the property, please enquire with the branch for further details

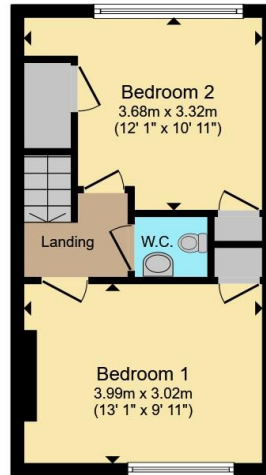
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





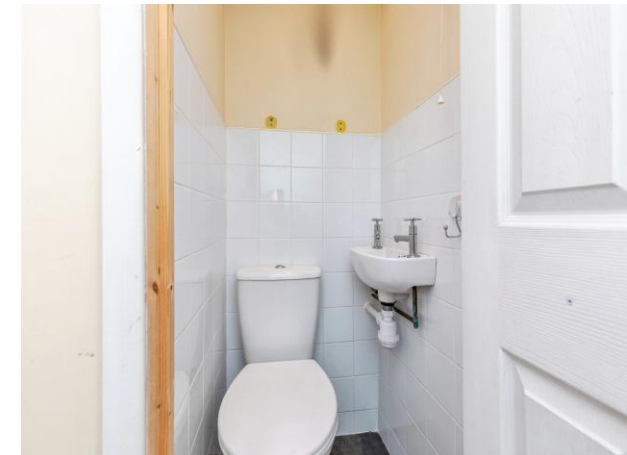
Ground Floor



First Floor

Total floor area 74.7 m² (804 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



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: D

view this property online connells.co.uk/Property/RAL104013

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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