



Connells

306 Canterbury Street
Gillingham



Property Description

The property benefits from two reception rooms, providing flexibility for a variety of needs. Whether you are looking for a comfortable lounge to relax in, a separate dining room for entertaining family and friends, or an additional space to use as a home office or playroom, the layout offers plenty of potential to suit a range of lifestyles.

A particular feature of the property is the good-sized kitchen/diner, offering ample space for cooking, dining and spending time together. This practical and sociable area provides an excellent setting for everyday family life, as well as entertaining guests.

The property offers three bedrooms, providing comfortable accommodation for families, couples or those requiring additional space for guests or working from home. The end-of-terrace position also offers an attractive alternative to a mid-terrace home.

Further benefits include a car port to the rear, providing convenient off-road parking and adding to the practicality of the property.

The location is another key advantage, with local schools and a range of amenities nearby, making day-to-day living convenient and accessible. Shops and other essential facilities are within easy reach, while the surrounding area offers a practical setting for families and professionals alike.

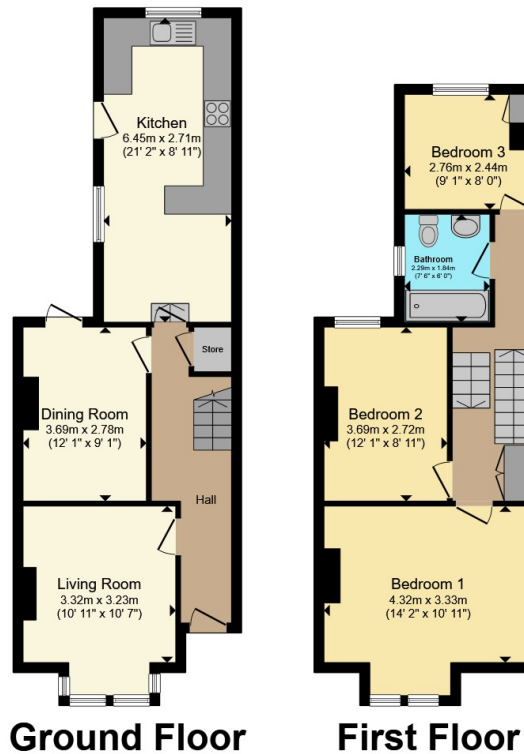
Agent Note

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.









Total floor area 95.2 m² (1,025 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

Connells

To view this property please contact Connells on

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21 High Street
 RAINHAM ME8 7HX

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RAL104258



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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