



## 2 bed terraced house to buy in

Gillingham Road, Gillingham, Kent, ME7 4RZ

**£180,000** Starting Bid

🏠 x2 🚗 x1 🚲 x2

Tenure

**Freehold**

## Property features

- ✓ EPC Rating D
- ✓ NO ONWARD CHAIN
- ✓ EXCELLENT INVESTMENT OPPORTUNITY
- ✓ SIGNIFICANT POTENTIAL TO ADD VALUE
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
South East Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A fantastic opportunity to acquire this two-bedroom terraced house situated in a popular residential location within Gillingham. Requiring full throughout, the property offers excellent potential for investors, developers, or buyers seeking a renovation project to create a home tailored to their own tastes and requirements.

The accommodation comprises a living room, dining room, kitchen, two well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from a private rear garden and a basement for storage.

Conveniently located close to local amenities, schools, transport links, and Medway town centres, the property provides easy access to road and rail networks.

Offered with no onward chain, this is an ideal opportunity to add value and create a desirable home in a sought-after area. Early to appreciate the potential on offer.

EPC Rating D  
Council Tax Band B

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Terraced House

Parking: None

Year built: 1900

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

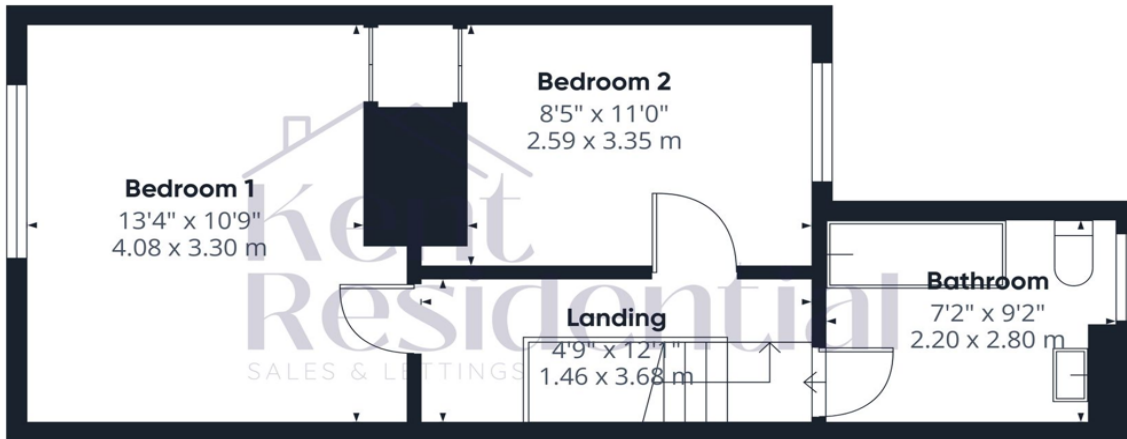
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable, FTTP (fibre to the premises)

Mobile signal coverage: Good



Approximate total area<sup>®</sup>  
355 ft<sup>2</sup>  
32.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk**

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