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**HARRISONS**  
REEVE

1 Grange Road  
• Gillingham  
Price: £2,000



1, Grange Road, , ME7 2PS  
£2,000

- 6 BEDROOM END TERRACE HOUSE IN GILLINGHAM
- LOCATED WITHIN REACH OF GILLINGHAM TRAIN STATION & TOWN CENTRE
- RE-FURBISHED & RENOVATED
- 5 BATHROOM/SHOWER ROOMS
- KITCHEN AND DINING AREAS
- RENT £2,000 PCM, SECURITY DEPOSIT £2.307, TENNT HOLDING DEPOSIT EQUAL TO 1 WEEK'S RENT
- UNFURNISHED
- MEDWAY COUNCIL TAX BAND "C", EPC RATING "C"

Nestled on the charming Grange Road in Gillingham, this splendid end-terrace house offers a remarkable opportunity for those seeking a spacious family home. With a generous living area of 1,231 square feet, this property boasts an impressive six bedrooms, providing ample space for family living or accommodating guests.

The house features a kitchen/dining area, perfect for entertaining or relaxing with loved ones. The layout is thoughtfully designed to ensure comfort and functionality, making it an ideal choice for modern living. With five bathrooms, the property caters to the needs of a busy household, ensuring convenience and privacy for all residents.

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and transport links, making it a practical choice for families and professionals alike. The surrounding area offers a blend of community spirit and convenience, enhancing the appeal of this delightful residence.

This end-terrace house is not just a property; it is a place where memories can be made and cherished. With its spacious interiors and prime location, it presents an excellent opportunity for those looking to invest in a comfortable and stylish home in Gillingham. Do not miss the chance to view this exceptional property and envision the possibilities it holds for you and your family.

**Hallway**  
Entrance door, stair case to first floor.

**Bedroom**  
10'10" x 6'0" exc bay and door recess (3.32m x 1.85m exc bay and door recess)  
Double glazed window to front, radiator.



**En-Suite Shower room**  
White 3 piece suite comprising shower cubicle, low level WC and sink unit.

**Bathroom**  
White suite comprising panelled bath, low level WC and sink unit.

**Kitchen**  
16'4" x 8'6" (4.98m x 2.60m)  
Fitted kitchen comprising base and eye level units with work surfaces. 2 built in sink units, 2 built in electric ovens and hobs.

**Dining Area**  
14'8" red to 12'5" x 8'9" (4.49m red to 3.8m x 2.67m)  
Double glazed door to rear garden. Double glazed window to rear. Radiator.

**First floor landing**

**Bedroom**  
9'1" x 7'9" (2.79m x 2.38m)  
Double glazed window to rear, radiator.

**Bedroom**  
12'1" max x 8'4" max (3.70m max x 2.56m max)  
Double glazed window to rear, radiator.

**Bathroom**  
White suite comprising panelled bath with shower over, low level WC and sink unit.

**Bedroom**  
11'0" into bay x 9'7" (3.37m into bay x 2.93m)  
Double glazed window to front, radiator.

**En-Suite Shower Room**  
White suite comprising shower cubicle, low level WC and sink unit.

**Second Floor Landing**

**Shower Room**  
White suite comprising shower cubicle, low level WC and sink unit. Double glazed window to rear.

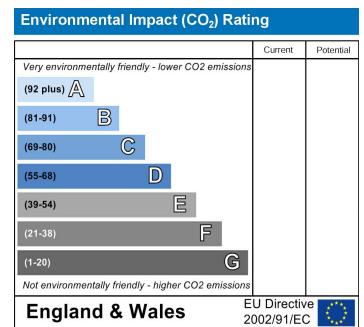
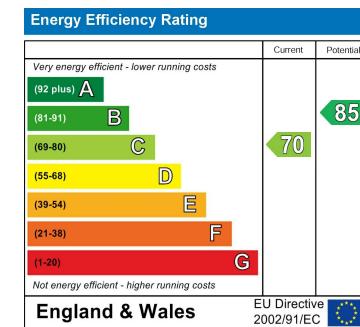
**Bedroom**  
12'4" max x 8'4" (3.76m max x 2.56m)  
2 skylight windows to front, radiator.

**Bedroom**  
9'8" x 9'7" (2.97m x 2.93m)  
Double glazed window to rear, radiator.

**Exterior**

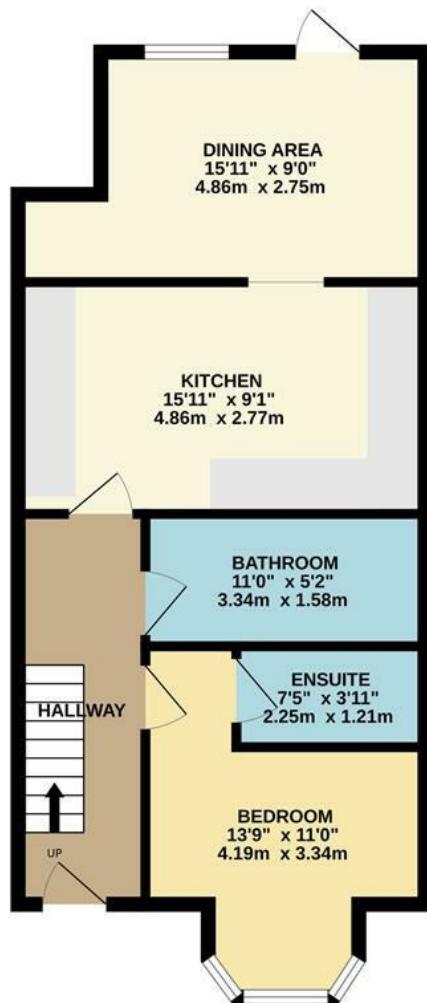


**Rear Garden**  
Approx. 30' in depth. Fenced to boundaries.

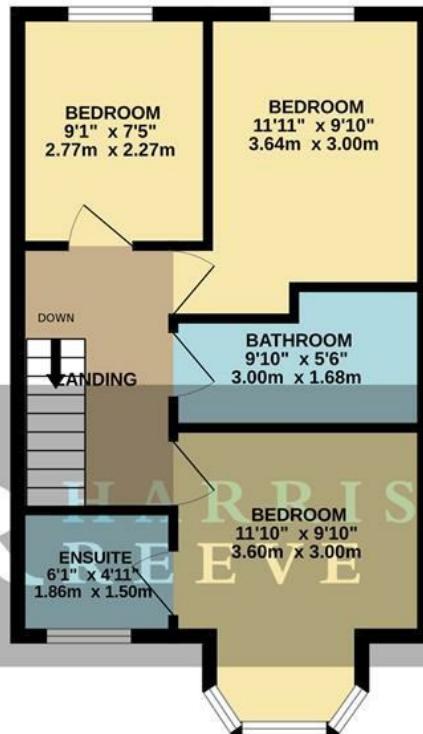


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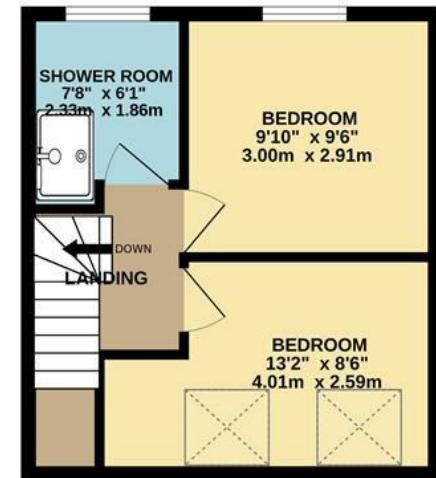
GROUND FLOOR  
534 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR  
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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