

01634 379 799

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REEVE



85 Long Catlis Road

• Gillingham

Price: £300,000



85, Long Catlis Road, , ME8 9QD
£300,000

- TWO BEDROOM END OF TERRACE BUNGALOW
- GENEROUS SIZE BEDROOMS
- CLOSE TO SCHOOLS & AMENITIES
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- LOW MAINTENANCE REAR GARDEN
- GARAGE EN BLOC
- CHAIN FREE
- CTAX BAND: C
- EPC RATING: C

Nestled on Long Catlis Road in Parkwood is this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow features double glazed windows throughout, ensuring a bright and airy feel while also enhancing energy efficiency.

The low maintenance rear garden is a wonderful outdoor space, allowing you to enjoy the fresh air without the burden of extensive upkeep. This area is perfect for summer barbecues or simply unwinding with a good book. Additionally, being an end-of-terrace property, it offers added privacy and a sense of space.

The bungalow also includes a garage en bloc, providing secure parking and extra storage options. One of the standout features of this property is that it is chain free, making the buying process smoother and more straightforward.

In summary, this semi-detached bungalow on Long Catlis Road is a fantastic opportunity for anyone looking for a comfortable home in a desirable location. With its appealing features and low maintenance requirements, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

EPC Rating: C

Porch

2'11" x 3'4" (0.91m x 1.02m)

Entrance Hall

7'5" x 11'7" (widest points) (2.27m x 3.55m (widest points))

Kitchen

9'0" x 10'7" (2.76m x 3.25m)

Lounge

16'2" x 15'1" (4.93m x 4.61m)

Bedroom 1

12'9" x 15'1" (widest points) (3.90m x 4.61m (widest points))

Bedroom 2

7'8" x 10'7" (2.36m x 3.25m)

Bathroom

4'8" x 5'6" (1.44m x 1.69m)

WC

2'9" x 5'6" (0.84m x 1.69m)

Garden

Garage

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation , including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Harrisons Reeve Harrisons Reeve Office
35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
780 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 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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