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**HR** HARRISONS  
REEVE



7 Trafalgar Street

• Gillingham

Price: £260,000



7, Trafalgar Street, , ME7 4RL  
£260,000

- THREE SEPARATE BEDROOM TERRACE HOME
- UTILITY ROOM
- MODERN KITCHEN & BATHROOM
- CELLAR
- CLOSE TO GILLINGHAM TRAIN STATION
- CLOSE TO MEDWAY HOSPITAL
- GENEROUS SIZE REAR GARDEN
- CHAIN FREE
- CTAX BAND: B
- EPC RATING: D

Nestled in the heart of Gillingham on Trafalgar Street, this charming terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three separate bedrooms, there is ample space for everyone to find their own sanctuary.

The modern kitchen and bathroom have been thoughtfully designed, offering both style and functionality. The kitchen is well-equipped, making meal preparation a delight, while the contemporary bathroom provides a relaxing retreat after a long day.

One of the standout features of this home is the generous-sized rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months. Additionally, the property includes a cellar, providing extra storage or potential for further development.

Being chain-free, this home allows for a smooth and straightforward purchase process, making it an ideal choice for those looking to move in without delay. With its combination of modern amenities and spacious living areas, this property on Trafalgar Street is not to be missed. Come and see for yourself the potential this lovely home has to offer.

EPC Rating: D

**Porch**  
29" x 29" (0.85m x 0.86m)

**Lounge**  
10'1" x 11'1" (3.09m x 3.38m)

**Dining Room**  
10'6" x 11'8" (3.22m x 3.58m)

**Kitchen**  
7'9" x 9'0" (2.37m x 2.75m)

**Bathroom**  
7'6" x 6'11" (2.29m x 2.11m)

**Utility Room**  
4'9" x 13'3" (1.45m x 4.06m)

**Landing**  
4'9" x 11'9" (1.46m x 3.60m)

**Bedroom 1**  
13'3" x 11'1" (4.04m x 3.38m)

**Bedroom 2**  
8'2" x 11'8" (2.49m x 3.58m)

**Bedroom 3**  
7'11" x 9'3" (2.42m x 2.84m)

**Cellar**  
13'5" x 9'10" (4.10m x 3.01m)

**Garden**

#### Important Notice

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

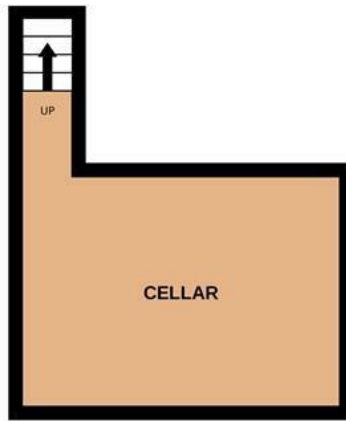
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>67</b>	
			<b>87</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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BASEMENT  
149 sq.ft. (13.9 sq.m.) approx.



GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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