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**HR** HARRISONS  
REEVE



66 Twydall Lane

• Gillingham

Price: Offers In Excess Of £300,000



66, Twydall Lane, , ME8 6JF

Offers In Excess Of £300,000

- 3 BEDROOM MID TERRACE HOUSE IN POPULAR RESIDENTIAL AREA
- NO ONWARD CHAIN!!
- EXTENDED ACCOMMODATION TO THE GROUND FLOOR
- DOUBLE GARAGE AT END OF REAR GARDEN
- EPC RATING "C"; MEDWAY COUNCIL TAX BAND "C"
- GROUND FLOOR SHOWER ROOM; UPSTAIRS BATHROOM
- CONVENIENT LOCATION FOR ACCESS TO TWYDALL PRIMARY SCHOOL & NURSERY & TWYDALL GREEN SHOPS
- APPROX. 1,016 SQ FT OF LIVING ACCOMMODATION

Nestled in the charming area of Twydall Lane, Gillingham, this delightful terraced house offers a perfect blend of comfort and convenience. Built in the late 1930s, the property exudes character while providing modern living spaces suitable for families or professionals alike.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout allows for a seamless flow between spaces, making it easy to create a warm and welcoming atmosphere. The three well-proportioned bedrooms provide ample space for rest and privacy, catering to the needs of a growing family or those seeking a home office.

The property boasts two bathrooms, ensuring that morning routines run smoothly and comfortably for all occupants. This feature is particularly advantageous for busy households, allowing for convenience and ease of use.

Outside, there is parking available for one vehicle, a valuable asset in this bustling area. The location itself is well-connected, offering easy access to local amenities, schools, and transport links, making it an ideal choice for those who commute or enjoy the vibrancy of Gillingham.

In summary, this terraced house on Twydall Lane presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood with a rich history. With its spacious living areas, ample bedrooms, and practical amenities, this property is sure to appeal to a wide range of buyers or renters seeking a place to call home.

#### Entrance Hall

#### Reception Room

13'1" into bay x 11'10" (4.00m into bay x 3.62m)

#### Kitchen/Dining Room

23'9" x 10'9" red to 8'0" (7.25m x 3.29m red to 2.44m)

#### Bedroom/Reception

14'7" x 8'3" (4.46m x 2.54m)

#### Shower Room

#### Landing

#### Bedroom 1

13'9" into bay x 10'4" (4.20m into bay x 3.17m)

#### Bedroom 2

12'3" x 11'0" (3.74m x 3.37m)

#### Bedroom 3

9'3" x 6'7" (2.82m x 2.01m)

#### Bathroom

#### Exterior

#### Rear Garden

#### Double Garage

Located at rear of garden.

#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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.

#### 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.

#### 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

#### Member agent

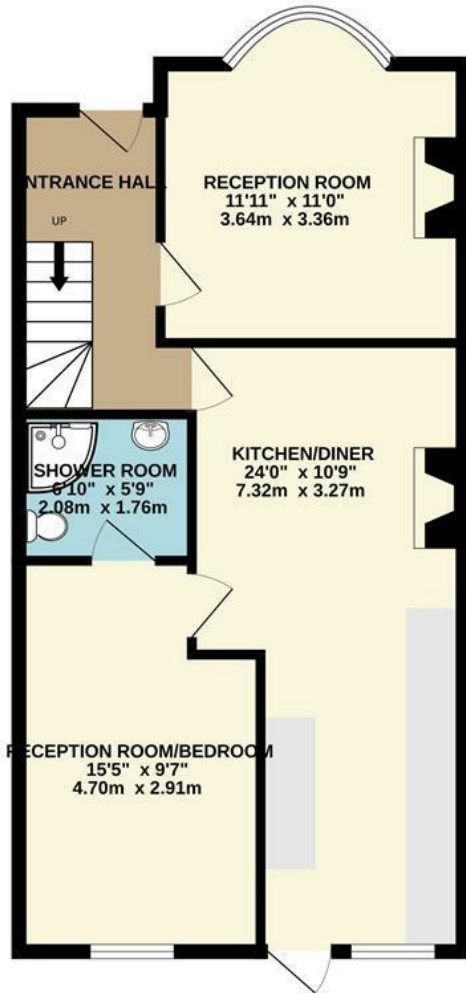
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.



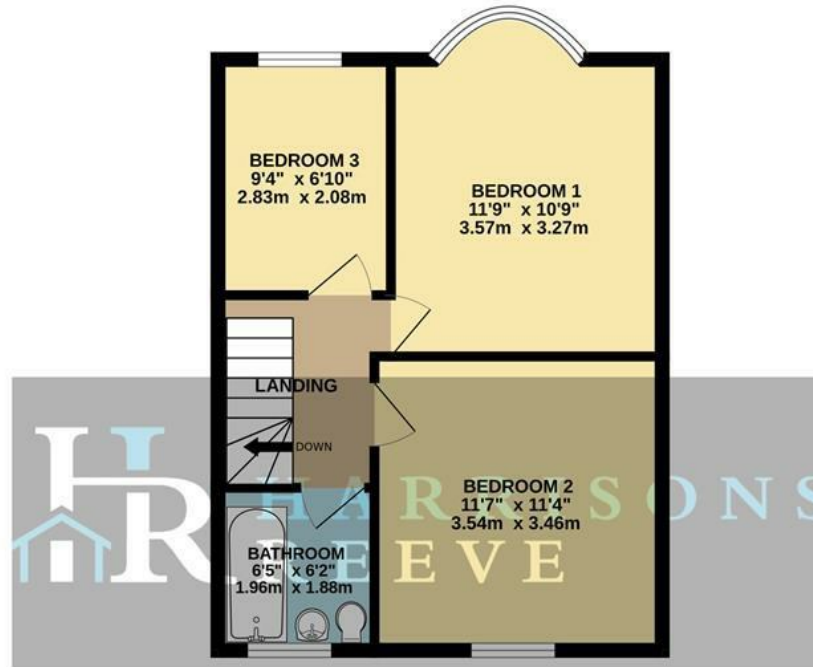
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <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
		72	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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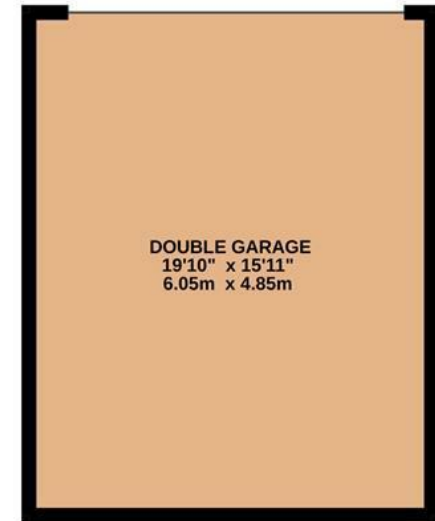
GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



GROUND FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.8 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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