



Middleton Close, Gillingham

Offers In The Region Of

£225,000

Key Features

- Two/Three Bed End Of Terrace
- Fully Refurbished To A High Standard
- Highly Sought After Location
- No Chain
- South East Facing Rear Garden
- Ground Floor W/C
- Versatile Layout
- Fantastic Commuter Links
- EPC Rating - C - (74)
- Council Tax Band - C



Property Summary

**** THIS PROPERTY IS SOLD SUBJECT TO CONTRACT ****

Presented by LambornHill Estate Agents, this recently refurbished end of terrace home offers stylish and versatile accommodation, finished to a high standard throughout and ready for immediate occupation with the added benefit of no onward chain.



Property Overview

The ground floor comprises a bright and spacious lounge, complemented by a modern fitted kitchen to the rear. In addition, there is a further room currently arranged as an office/third bedroom, providing flexibility for those working from home or requiring additional living space. A convenient ground floor W.C. completes the layout.

Upstairs, the property offers two well-proportioned double bedrooms, with the second bedroom benefiting from an adjoining dressing room. A contemporary family bathroom serves the first floor, finished in keeping with the property's overall high-quality refurbishment.

Externally, the home enjoys a good size rear garden with a sunny aspect, ideal for outdoor relaxation and entertaining.

This property is particularly well suited to buyers seeking a low-maintenance, move-in-ready home with flexible living space, practical layout, and a modern finish throughout.

About The Area

Middleton Close is a quiet residential cul-de-sac located within the popular area of Rainham, offering a convenient and well-connected setting ideal for a range of buyers.

The property is within easy reach of a variety of local amenities, including shops, supermarkets, and everyday services, ensuring day-to-day needs are well catered for. Rainham High Street is also nearby, providing a wider selection of retail and dining options.

For commuters, Rainham railway station offers regular services into London, while the nearby A2 and M2 provide straightforward road links to surrounding towns and the capital.

The area also benefits from a selection of well-regarded schools and local green spaces, offering opportunities for outdoor activities and leisure. Overall, Middleton Close provides a pleasant residential environment with strong transport links and excellent local convenience.

Entrance Porch

Lounge

20'11 x 10'06

Kitchen

12'09 x 8'02

Office/Bedroom

11'11 x 7'06

W/C

Bedroom One

11'09 x 11'04

Dressing Room

7'07 x 5'05

Bedroom Two

11'04 x 9'08

Bathroom

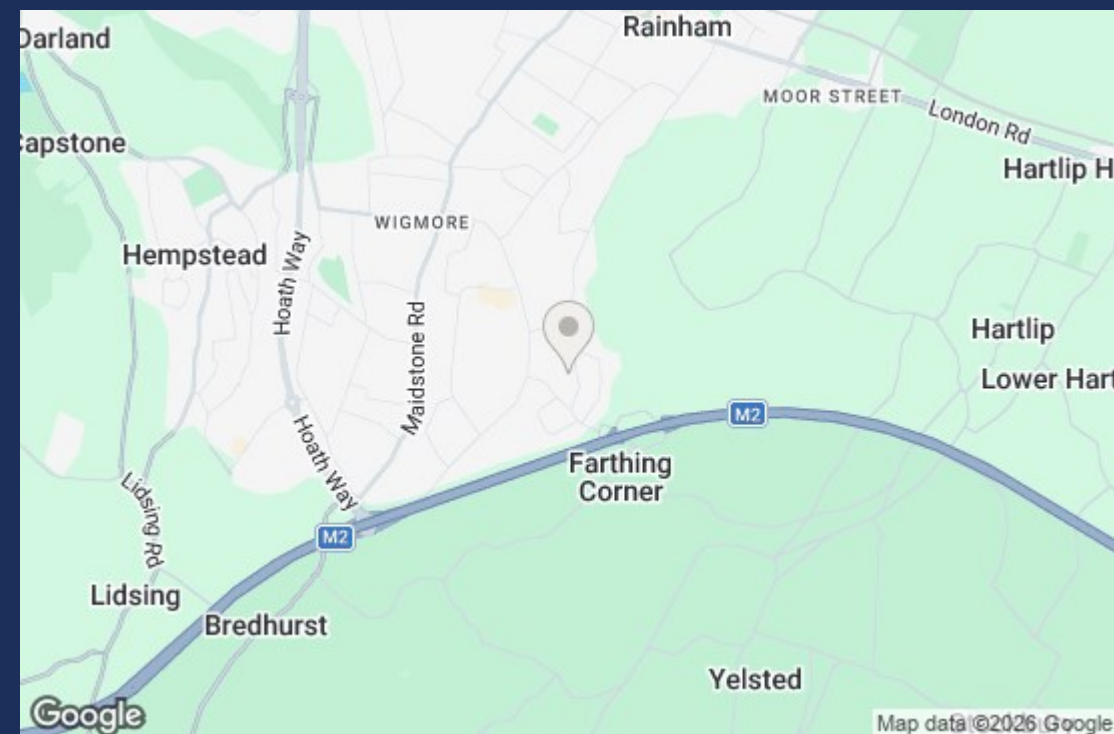
6'09 x 6'09

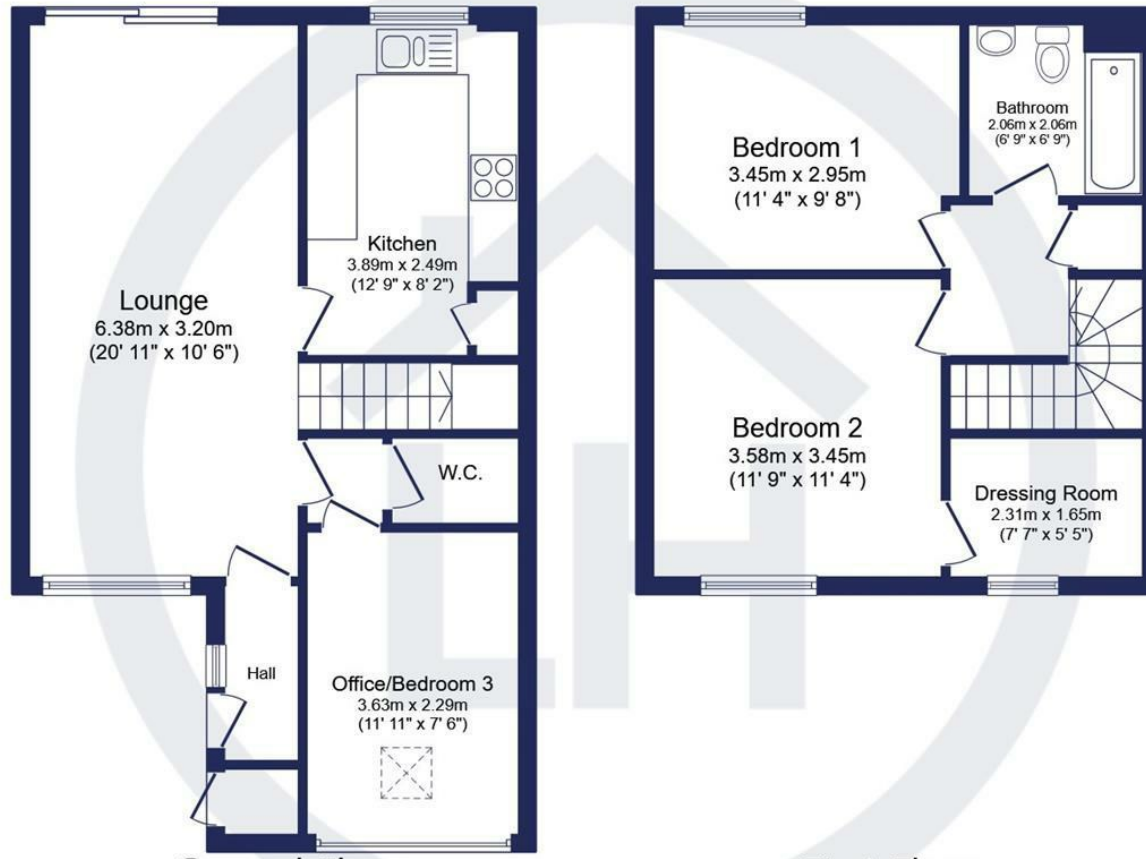
About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

- Lets Keep It Local, Lets Keep It LambornHill!





Ground Floor
Floor area 49.7 sq.m. (535.2 sq.ft.)

First Floor
Floor area 35.0 sq.m. (388 sq.ft.)

Total floor area: 88.6 sq.m. (954 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
		EU Directive 2002/91/EC

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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