

St. Johns Road, Gillingham  
**Asking Price £230,000**

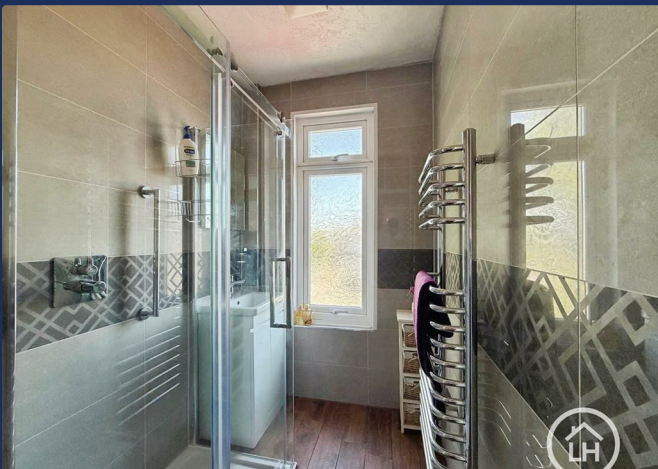
## Key Features

- Three Bedroom Terrace Home
- No Chain
- Bay Fronted
- Walking Distance To Gillingham Train Station
- Ground Floor W/C
- Two Reception Rooms
- 926 SQ. FT
- Ideal First Time Buy
- EPC Rating - C - (70)
- Council Tax Band - C



## Property Summary

Presented by LambornHill Estate Agents, this three-bedroom terraced home offers an excellent opportunity for buyers seeking a property with strong potential to personalise and add value over time. Conveniently positioned within walking distance of Gillingham Train Station, offering high-speed services into London, the property is ideally suited to commuters and buyers looking for practical everyday convenience.



## Property Overview

The ground floor comprises a welcoming entrance hall leading through to a comfortable lounge with bay frontage, while a separate dining room to the rear provides additional living and entertaining space. The fitted kitchen offers access through to a useful utility area and ground floor WC, enhancing the functionality of the home.

Upstairs, the property offers three bedrooms, including two generous double rooms alongside a further single bedroom which could also serve well as a nursery, dressing room or home office. A modern shower room completes the first-floor accommodation.

Externally, the home benefits from a good size rear garden, providing plenty of outdoor space with excellent potential for landscaping, entertaining or family use.

Offering spacious accommodation, character features and the opportunity for a new owner to make their own mark, this property represents an appealing opportunity within a well-connected and established residential location.

## About The Area

St. Johns Road is conveniently positioned within a popular residential area of Gillingham, offering excellent access to a wide range of everyday amenities, schools and transport connections. The location is particularly appealing to commuters, with Gillingham Train Station within walking distance, providing high-speed rail services into London and surrounding areas.

The property is also ideally situated close to Medway Maritime Hospital, making it a convenient choice for healthcare professionals and those wanting easy access to local services. The area benefits from a variety of local shops, supermarkets, cafés and restaurants, while nearby Gillingham town centre offers further retail and leisure facilities.

There are also several parks and green spaces close by, ideal for outdoor activities and family enjoyment. Excellent road links via the A2 and M2 make travelling across Medway and into Kent straightforward, while the combination of convenience, connectivity and established residential surroundings continues to make this area a popular choice for a wide range of buyers.

## Entrance Hall

### Lounge

13'11 x 11'09

### Dining Room

12'08 x 10'06

### Kitchen

9'05 x 6'01

### W/C

### Bedroom One

12'07 x 11'04

### Bedroom Two

12'03 x 10'05

### Bedroom Three

9'10 x 6'02

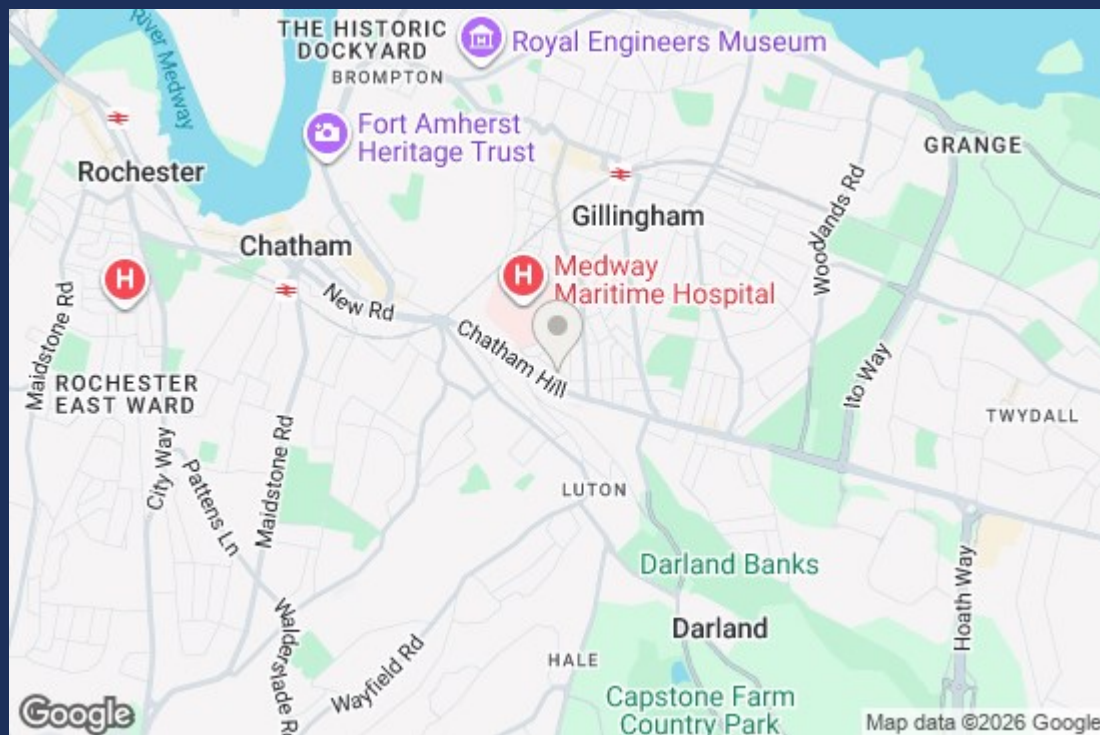
### Bathroom

## 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!**





Total floor area: 84.7 sq.m. (912 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](http://www.Propertybox.io)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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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