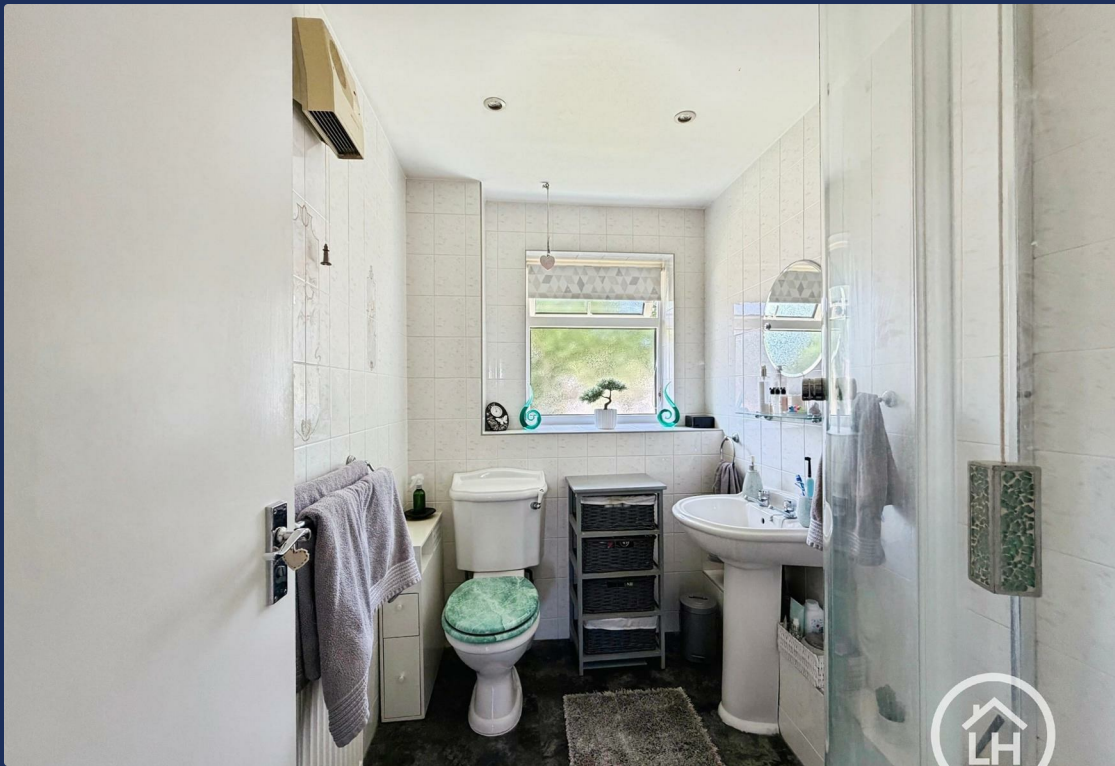


Clavell Close, Gillingham  
**Asking Price £180,000**

## Key Features

- One Bedroom Maisonette
- Ready To Move Into
- First Floor
- Spacious Lounge/Diner
- Long Lease
- Sought After Location
- Allocated Parking
- Ideal First Time Buy
- EPC Rating - C - (73)
- Council Tax Band - B



## Property Summary

Presented by LambornHill Estate Agents, this well-presented first floor one-bedroom maisonette offers an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance home within a convenient residential location.



## Property Overview

The property features a bright and spacious open plan lounge/diner, creating a comfortable and sociable living environment with plenty of room for both relaxing and entertaining. The fitted kitchen is well arranged with practical workspace and storage, while the double bedroom benefits from a useful built-in wardrobe area.

A modern bathroom completes the internal accommodation, with the overall layout offering an appealing blend of comfort and practicality throughout.

Further benefits include allocated parking and a long lease, adding to the overall appeal and convenience of the property.

Situated within a popular residential setting close to local amenities and transport links, this maisonette represents an ideal step onto the property ladder or a smart addition to an investment portfolio.

## About The Area

Clavell Close is a popular residential location in Rainham, well regarded for its convenient position and easy access to a wide range of local amenities. The area is particularly appealing to first-time buyers and professionals thanks to its combination of practicality, transport connections and nearby green spaces.

Rainham town centre is within easy reach and offers a variety of shops, supermarkets, cafés, restaurants and leisure facilities, while nearby Rainham Train Station provides regular rail services into London and surrounding Kent towns, making the area ideal for commuters.

There are also several local parks and walking routes nearby, along with excellent road links via the A2 and M2, offering straightforward access across the Medway towns and beyond. Combining convenience with a pleasant residential setting, St. Clavell Close continues to be a desirable location for a range of buyers.

## Entrance Hall

## Lounge/Diner

16'8 x 12'9

## Kitchen

10'6 x 7'2

## Bedroom One

14'2 x 9'5

## Bathroom

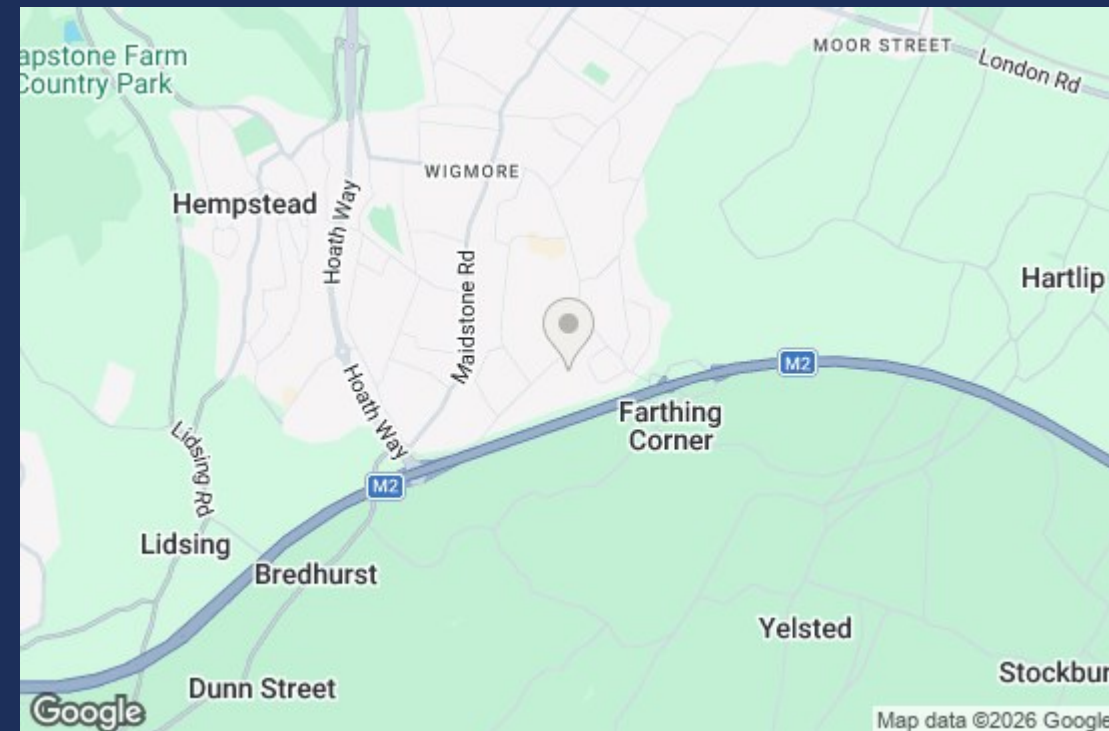
7'2 x 5'3

## 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!**





First Floor

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

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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