



Barnsole Road, Gillingham

Asking Price £325,000

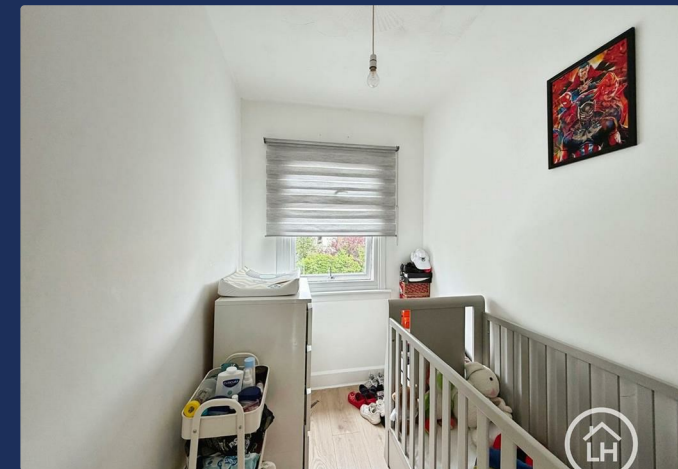
Key Features

- Three Bedroom Family Home
- Low Maintenance Rear Garden
- Bay Fronted
- Recently Renovated Throughout
- Extended Kitchen/Diner
- Walking Distance To Town Centre & Train Station
- Off Road Parking
- Popular Location
- EPC Rating - D - (68)
- Council Tax Band - C



Property Summary

Presented by LambornHill Estate Agents, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation, ideally suited to families, first-time buyers, and commuters alike.



Property Overview

The ground floor features a welcoming entrance hall leading through to a bright and comfortable lounge positioned to the front of the property. To the rear, the home opens into a spacious open plan kitchen/diner, creating a sociable and versatile living space ideal for modern family life, entertaining, and everyday dining. The kitchen offers ample storage and workspace, with direct access overlooking the rear garden.

Upstairs, the property offers three well-proportioned bedrooms alongside a family bathroom, providing comfortable accommodation for growing families or those requiring additional home working space.

Externally, the property benefits from a good size rear garden, offering plenty of outdoor space for relaxing or entertaining during the warmer months. To the front, a driveway provides convenient off-road parking.

Situated within walking distance of Gillingham town centre and the mainline train station, the property is perfectly placed for access to local amenities, schools, shops, and commuter links into London and surrounding areas.

This property is particularly well suited to buyers seeking a spacious and conveniently located home with modern open plan living and excellent everyday practicality.

About The Area

Barnsole Road is a well-established residential location in Gillingham, popular with families and commuters thanks to its excellent convenience and strong transport connections. The area offers easy access to a range of local shops, supermarkets, cafés, and everyday amenities, while Gillingham town centre is within walking distance.

For commuters, Gillingham mainline railway station provides regular high-speed services into London, making the area particularly appealing for those travelling into the capital. The nearby A2 and M2 motorway links also offer straightforward road access across Kent and beyond.

The area is well served by a selection of primary and secondary schools, local parks, and leisure facilities, helping to create a practical and family-friendly environment. Its combination of convenience, connectivity, and established residential surroundings continues to make it a sought-after part of the Medway towns.

Entrance Hall

Lounge

12'6 x 10'7

Kitchen/Diner

20'9 x 15'1

Bedroom One

13'8 x 10'7

Bedroom Two

12'1 x 10'7

Bedroom Three

7'4 x 5'4

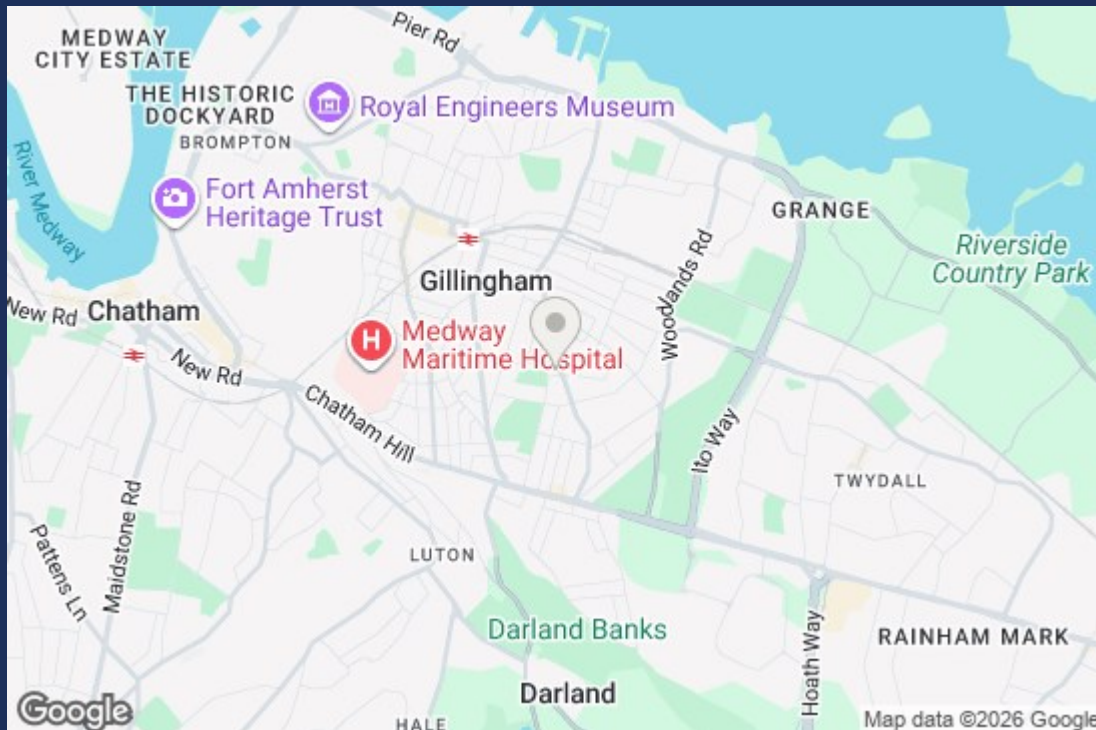
Bathroom

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!





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			
England & Wales		EU Directive 2002/91/EC	

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



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.

Unit 6, Parkwood Green Shopping Centre Long Catlis Road, Rainham, ME8 9PN

T: 01634 912700

rainham@lambornhill.com

www.lambornhill.com

