



# 121 Gardiner Street

Gillingham ME7 1DN

**Guide Price £270,000**



**GUIDE PRICE £270,000 - £280,000** Welcome to this charming mid-terrace house located on Gardiner Street in the heart of Gillingham. This delightful property, built in the early 1900s, boasts a generous amount of living space spread across two floors, and offering three bedrooms, perfect for a growing family.

As you step inside, you are greeted by a handy porch that leads into a through lounge diner, ideal for entertaining guests or simply relaxing with your loved ones. The modern fitted kitchen is perfect for whipping up delicious meals, while the family bathroom offers convenience and comfort.

One of the highlights of this property is the large rear garden, providing ample space for outdoor activities, gardening, or simply enjoying a cup of tea in the fresh air. Additionally, there is a front courtyard garden to add to the character and charm.

Parking is a breeze with permit parking available for just £35 per year, along with plenty of guest permits for visitors. The property falls under council tax band B, offering reasonable rates for homeowners. Conveniently located close to a variety of amenities including schools, shops, supermarkets, and the Medway tunnel, this house is also just an 8-minute walk to Gillingham train station, making commuting a breeze for professionals or those who love to explore the surrounding areas. Don't miss out on the opportunity to own this lovely home in a sought-after location. Book a viewing today and envision the endless possibilities this property has to offer!



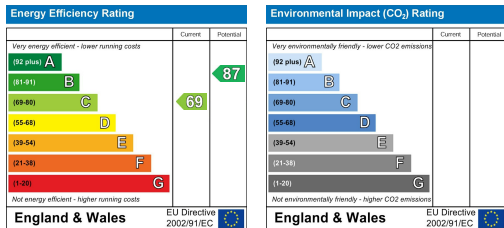
## Area Map



## Floor Plans

 <p><b>Floor -1</b></p>	 <p><b>Ground Floor</b></p>	 <p><b>Approximate total area<sup>®</sup></b> 1193.72 ft<sup>2</sup> 110.9 m<sup>2</sup></p>
 <p><b>Floor 1</b></p>	<p>(1) Excluding balconies and terraces.</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE360</b></p>	

## Energy Efficiency Graph



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