



## 16 St. Marys Road, Gillingham, ME7 1JH

Nestled on St. Marys Road in the charming town of Gillingham, this delightful mid-terrace house, built in the 1900s, offers a perfect blend of period character and modern convenience. Spanning an impressive 990 square feet, the property boasts a spacious living area that is ideal for both relaxation and entertaining. The home features three separate bedrooms, providing ample space for families or those seeking a home office. The modern shower room has been thoughtfully designed to meet contemporary standards, ensuring comfort and style. Additionally, the property includes a usable cellar room, which presents an excellent opportunity for extra storage or extra living space.

One of the standout features of this residence is its prime location. It is within walking distance to both the train station and the town centre, making it an ideal choice for commuters and those who enjoy the convenience of local amenities. This property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the charm of a period home. With its spacious layout and modern touches, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home. EPC to be confirmed. Council Tax Band B.

**£290,000**

- THREE SEPERATE BEDROOMS
- MODERN SHOWER ROOM
- REAR GARDEN WITH BACK ACCESS
- COUNCIL TAX BAND B
- CELLAR ROOM
- LARGE LIVING SPACE
- CLOSE TO TRAIN STATION AND TOWN CENTRE
- GOOD CATCHMENT AREA FOR LOCAL SCHOOLS
- EPC TO BE CONFIRMED



Floor -1



Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
875 ft<sup>2</sup>  
81.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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