Greenleaf
Sales • Lettings • Mortgages

# 86 Ingram Road

## Gillingham, ME7 1SH

GREENLEAF PROPERTY SERVICES are delighted to introduce this spacious and well-presented house to the market, in Gillingham, Kent. Available with NO ONWARD CHAIN, and boasting three/four bedrooms over three versatile floors, this substantially extended bay-fronted family home includes a stunning kitchen/diner with feature lightwell, downstairs shower room and upstairs bathroom, two spacious reception rooms with one currently used as a further bedroom, and a good size patio and garden to the rear. The property has further benefitted from a recent re-rendering, and whilst presented to a good modern standard, retains much space and character throughout.

The layout briefly consists of: Hallway giving access to lounge/bedroom four, through to lounge/diner, open-plan to kitchen area, shower room to rear, and dining room area with patio doors out to the garden; Stairs from the lounge/diner lead down to bedroom three on the lower ground floor, whilst stairs from the ground floor lead up to the two double bedrooms, with an inner hallway giving both bedrooms separate access to the bathroom.

Located a short walk to the station with fast services to London, all local amenities and schools are nearby. A2/M2/M20 road links are a short drive away, as is the High Street, and Dockside Shopping Centre offering a further extensive selection of shopping, dining and leisure facilities. We recommend viewing at your earliest convenience to avoid disappointment.

## Price Guide £270,000

# 86 Ingram Road

## Gillingham, ME7 1SH

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- EXTENDED AND VERSATILE BAY-FRONTED HOUSE OVER THREE FLOORS
- WELL PRESENTED THROUGHOUT WITH NO CHAIN!
- WALK TO STATION WITH FAST TRAINS TO LONDON
- EPC GRADE C / COUNCIL TAX BAND B / FREEHOLD
- THREE/FOUR BEDROOMS
- IMPRESSIVE KITCHEN/DINER AND TWO SEPARATE LOUNGES
- CLOSE TO ALL LOCAL SHOPPING AND LEISURE AMENITIES
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS BATHROOM
- GOOD SIZE PATIO AND GARDEN
- CLOSE TO LOCALS SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

### Hallway

13'7" x 2'7" (4.15m x 0.8m)
With laminate flooring and modern neutral decor, character features and stairs up to first floor, access to al ground floor rooms.

### Lounge/Bedroom Four?

10'5" x 9'10" (3.2m x 3.0m)
With bay window to front of house and attractive neutral decor with feature wall, cosy lounge currently used as a useful extra double bedroom.

### Lounge/Diner

14'9" x 11'1" (4.5m x 3.4m)
With laminate flooring and neutral decor, good size lounge/diner/reception room, with access down to lower ground floor bedroom, and open-plan into the kitchen and dining areas.

### Kitchen/Diner

16'8"to 9'6" x 9'2" (5.1mto 2.9m x 2.8m)
Open-plan kitchen extension with good range of white wall and floor cupboards and contrasting worktops, white splashback tiles, laminate flooring, chrome fixtures and fittings, integral gas hob and oven, space for fridge-freezer and washing machine, impressive lightwell providing lots of natural light, open-plan from here to the dining area with patio doors out to the garden and plenty of room for a good size table and chairs.

### Shower Room

6'6" x 6'0" (2.0m x 1.85m)
With white suite consisting of walk in shower, basin and WC, white wall tiles to shower area, window to rear, neutral tiled flooring, boiler located in this room.

### Basement Bedroom Three

11'11" x 8'6" (3.65m x 2.6m)
Double bedroom with neutral carpet and decor, fire-escape window to front bay window, feature wall lights.

### First Floor Landing

2'7" x 2'5" (0.8m x 0.75m)
Compact landing with neutral carpet and decor giving access to bedrooms one and two.

### Bedroom One

14'1" x 12'9" (4.3m x 3.9m)
Good size double bedroom with attractive neutral carpet and decor, window to front of property, doorway to inner hallway from here.

### Bedroom Two

11'5" x 10'9" (3.5m x 3.3m)
Further good size double bedroom with window to rear, attractive neutral carpet and decor, doorway to inner landing.

### Inner Hallway

11'9" x 2'7" (3.6m x 0.8m)
Inner landing giving separate access to the bathroom from both bedrooms.

### Bathroom

9'6" x 7'8" (2.9m x 2.35m)
Good size bathroom with white suite consisting of bath with shower over, white wall tiles, WC and basin, neutral tiled flooring, window to rear.

### Garden

A few steps lead down to the spacious patio area leading to the good size lawn garden, with further paved area to rear, all fully fenced and with a pleasant outlook onto school playing fields.

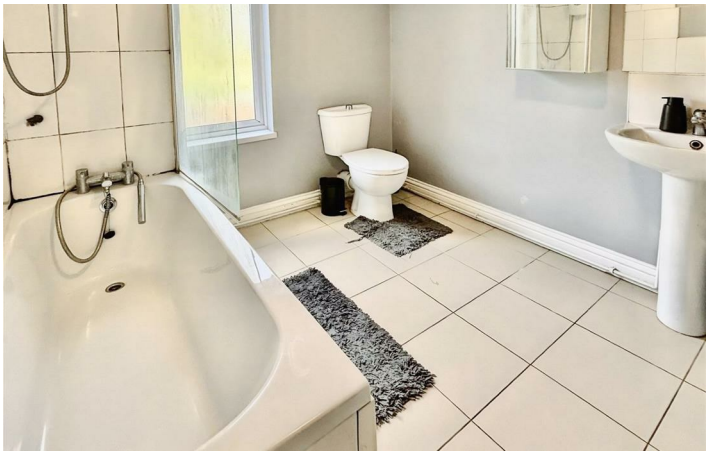
### Agents Note 1

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

### Agents Note 2

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide only, and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Tel: 01634730672



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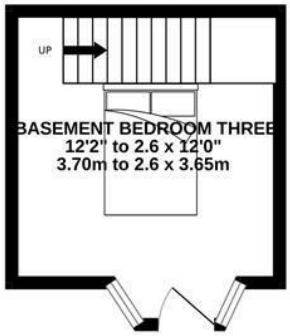
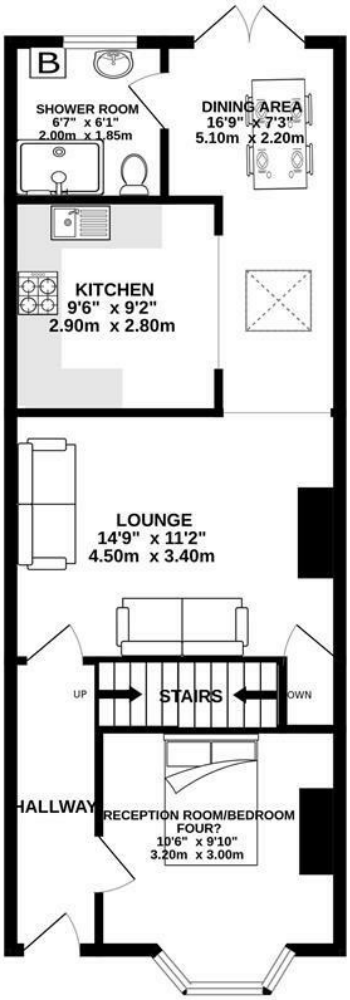
BASEMENT
154 sq.ft. (14.3 sq.m.) approx.




GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.




1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.

TOTAL FLOOR AREA : 1166 sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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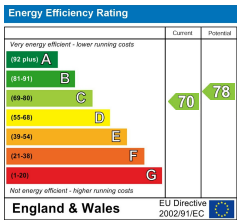


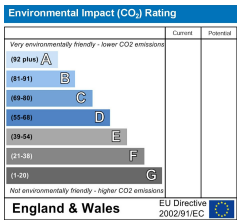


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