



72 Longfellow Road

Gillingham, ME7 5QQ

GREENLEAF PROPERTY SERVICES are delighted to introduce this spacious bay-fronted house to the market, situated in a sought-after location just a short walk from the Medway Hospital. Available with vacant possession and NO ONWARD CHAIN, this recently refreshed and well presented Victorian property boasts a separate good size lounge and dining room, downstairs WC, kitchen and separate utility area to include all white goods (untested), and a stylish modern upstairs shower room. Further benefits include a good size patio and garden, and three good size bedrooms with new carpets. Quite simply, this property is ready to move into and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Spacious entrance hallway giving access to the bay-fronted lounge, dining room, kitchen through to rear lobby and WC, with the utility area accessed from the patio; The upstairs landing gives access to three good size bedrooms (two double and one single), and the stylish modern shower room.

Located within walking distance of the Medway Hospital and Gillingham train station with regular high speed services to London, the high street with its range of shops, cafes and restaurants, and local schools for all age groups are nearby. All A2/M2/M20/M25 road links are a short drive away, with a multitude of further shopping, dining and leisure amenities to be found in nearby Chatham and Rochester.

Price Guide £250,000

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- MID-TERRACE BAY-FRONTED HOUSE WITH NO CHAIN!
- THREE BEDROOMS / UPSTAIRS BATHROOM / DOWNSTAIRS WC
- QUIET LOCATION YET CLOSE TO TOWN AND ALL AMENITIES
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD
- RECENTLY REFRESHED THROUGHOUT WITH NEW CARPETS AND PAINT
- GOOD SIZE SEPARATE LOUNGE AND DINING ROOM
- CLOSE TO ALL A2/M2/M25 ROAD LINKS AND LOCAL SCHOOLS
- WALK TO MEDWAY HOSPITAL AND NEARBY PARK
- USEFUL UTILITY AREA / GENEROUS PATIO AND LAWN GARDEN
- WALK TO STATION WITH FAST TRAINS TO LONDON

Hallway

15'5" x 4'11" (4.7m x 1.5m)

Spacious hallway with new neutral carpet and decor with dado rail, access to lounge, dining room, kitchen and stairs up to first floor with spacious storage cupboard underneath currently housing freezer. (Untested)

Lounge

15'1" (into bay) x 11'9" (4.6m (into bay) x 3.6m)

Spacious room with bay windows to front of house, new neutral carpet and decor with picture rails and coving.

Dining Room

12'7" x 10'4" (3.85m x 3.15m)

Another good size room recently redecorated, new carpet, window to rear, picture rails, large cupboard with window to rear housing boiler and offering storage options also.

Kitchen

9'6" x 6'2" (2.9m x 1.9m)

Well presented kitchen with good range of wooden cupboards to wall and floor, neutral floor tiles and splashbacks with contrasting vinyl worktops, separate fridge and cooker (untested), possibly to stay. Window to rear, doorway to rear lobby.

Rear Lobby

3'3" x 2'9" (1.0m x 0.85m)

With tiled flooring, doors to WC and out to garden.

WC

4'3" x 2'9" (1.3m x 0.85m)

Useful downstairs WC with white hand basin, window to side, white wall tiles and neutral floor tiles.

Utility Area

4'9" x 2'9" (1.45m x 0.85m)

Useful utility area accessed from patio, with plumbing for washing machine and dryer (untested) possibly to stay, window to rear.

Landing

9'2" x 6'2" (2.8m x 1.9m)

Spacious landing with new neutral carpet and decor throughout the first floor continued, dado rail, access to three good size bedrooms and shower room.

Bedroom One

12'1" x 11'7" (3.7m x 3.55m)

Good size double bedroom with double window to front of house, spacious and light room.

Bedroom Two

12'7" x 10'4" (3.85m x 3.15m)

Further good size double bedroom with window to rear.

Bedroom Three

9'6" x 6'2" (2.9m x 1.9m)

Generous single bedroom with built-in double wardrobe, window to rear of property.

Shower Room

6'2" x 5'4" (1.9m x 1.65m)

Attractive modern shower room with stylish grey wall tiles and vinyl wood-effect flooring, white suite consisting of

walk in shower with glass divide, WC and basin, vertical chrome radiator, window to rear.

Garden

Spacious paved patio leading onto the good size lawn garden with central pathway, gate to rear, all fully fenced and private.

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.

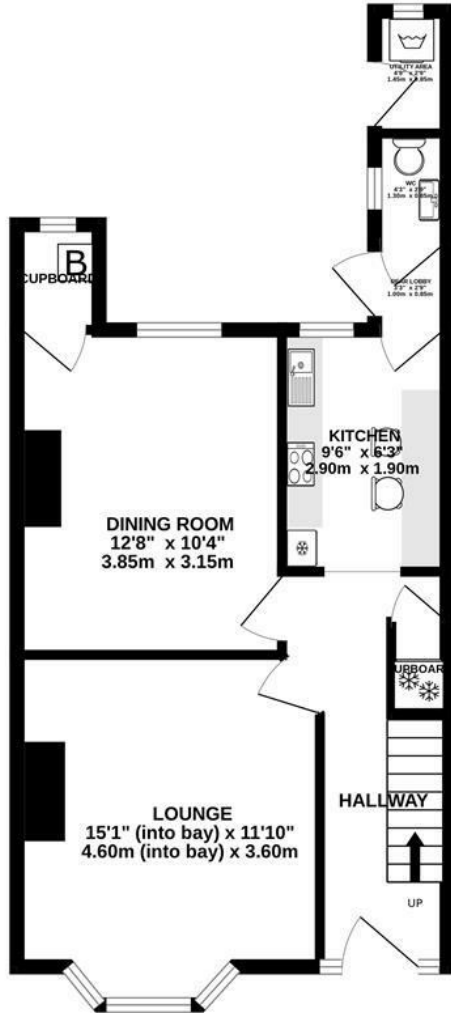
Agents Note 2

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 in this specification 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 to prospective buyers only, 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.

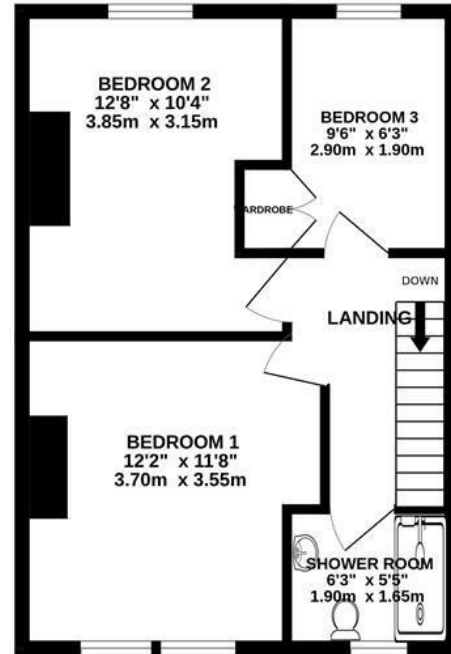




GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.1 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	87	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 <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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