



## **For Sale**

**133A Marlborough Road, Gillingham**  
**Two Bedroom End-Of-Terrace House**  
**Open Plan Sitting Room/ Dining Room**  
**Fitted Kitchen, Large Upstairs Bathroom**  
**Front and Rear Garden, Double Glazing,**  
**Central Heating**  
**EPC RATING D**  
**£280,000**



## 133A Marlborough road

### Full description

A beautifully presented two double bedroom end of terrace home, enviably positioned on Marlborough Road overlooking the historic Great Lines and just a short walk from Gillingham mainline station and High Street.

This charming property offers a wonderful balance of character, space and practicality, making it an ideal first-time purchase or stylish downsize.

The ground floor welcomes you via an entrance hallway leading into a bright and spacious open plan lounge/diner — a superb entertaining space with excellent natural light and a seamless flow through to the rear of the property. The well-proportioned kitchen offers ample storage and workspace, with access to a practical lean-to, ideal as a utility area, garden lobby or additional storage space.

Upstairs, the home continues to impress with two generous double bedrooms and a particularly large family bathroom, offering a level of space rarely found in similar period homes.

Externally, the property benefits from a private, low-maintenance rear garden, providing an ideal setting for relaxing or entertaining with minimal upkeep required.

Further highlights include:

Gas central heating

Double glazing throughout

End of terrace position with additional privacy

Attractive outlook over The Lines

Excellent commuter links via Gillingham Station



### Location

Perfectly situated for access to local amenities, schooling and transport links, with Gillingham Station offering high-speed services into London, making this an excellent choice for commuters.

**Council Tax Band: C**

**EPC Rating: E**

### Room Measurements (approx.)

Open Plan Sitting / Dining Room

Overall: 24'3" x 12'2" (7.39m x 3.71m)

Sitting Area: 13'0" x 10'9" (3.96m x 3.28m)

Dining Area: 11'11" x 12'2" (3.63m x 3.71m)

Kitchen

12'5" x 7'4" (3.78m x 2.24m)

Lean-To

12'10" x 9'11" (3.91m x 3.02m)

Bathroom

12'5" x 7'3" (3.78m x 2.21m)

Bedroom One

15'1" x 9'8" (4.60m x 2.95m)

Bedroom Two

11'11" x 9'5" (3.63m x 2.87m)

**Total floor area 80 square metres**



## Floor Plan



All services connected but none tested - Measurement by sonic tape and may have some variation  
Viewing strictly by appointment with Phoenix Property Services 54 Watling Street, Gillingham  
ME7 2YN Telephone 01634 575 575 Viewings may be arranged at a mutually convenient  
time including weekends

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