



First Avenue, Gillingham, Kent, ME7 2LQ

Guide Price £450,000

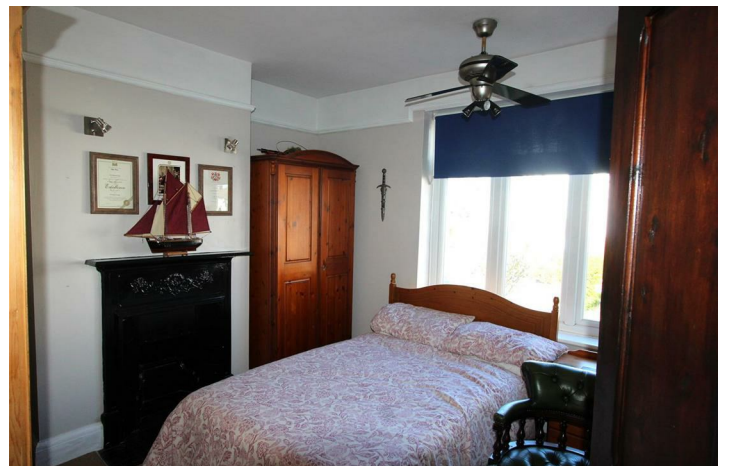
- Detached spacious family house
- Stunning rear garden - ideal for entertaining
- Off Road Parking
- Four bedrooms
- No Onward Chain
- Large summer house for study/playroom/gym

100 First Avenue, Gillingham ME7 2LQ

**** PRICE RANGE £450,000 to £475,000**** We are delighted to offer this four bedroom detached family home, located in one of Gillingham's most desirable roads and within easy access to the Gillingham Golf Course, Watling Street Shopping Parade and good schooling for children of all ages including excellent Grammar Schools. Once inside this well proportioned beautiful home you will find an entrance hall with a useful cloakroom under the stairs. On the ground floor is a superbly appointed lounge opening to a dining room, a spacious bright and sunny, well fitted kitchen/breakfast room with French doors leading to the garden. On the first floor you will find three bedrooms, a bathroom and a separate W.C., also a staircase leading to the master bedroom with en suite bathroom. Externally is a beautiful and interesting large rear garden with the added benefit of a small swimming pool and brick built out houses including kitchen garden, pump room and shower. This spacious home offered to the market with no onward chain, would make an excellent house for entertaining your family and friends. Call the friendly sales team at Wright & Co today for your earliest appointment to view.



Council Tax Band: D



ENTRANCE DOOR TO:-

ENTRANCE HALL

Staircase to first floor, double radiator, coved ceiling, under stairs toilet

LOUNGE

13'1" x 12'3"

Double glazed window to front, fireplace, double radiator, coved ceiling, opening to:-

DINING ROOM

12'3" x 11'1"

Double glazed French doors to garden, double radiator, fireplace

KITCHEN/BREAKFAST ROOM

16'4" x 9'10"

Range of wooden cabinets comprising of base and eye level cabinets, butler sink, tiled floor, space and plumbing for washing machine, double doors to garden

FIRST FLOOR LANDING

Double glazed window to side, staircase to upper floor, doors to:-

BEDROOM ONE

11'5" x 11'5"

Double glazed window to front, fireplace, radiator

BEDROOM TWO

11'5" x 11'5"

Double glazed window to rear, fireplace, radiator

BEDROOM THREE

7'10" x 7'6"

Double glazed window to rear, double radiator

BATHROOM

Double glazed window to front, white suite comprising of panelled bath with mixer taps and hand shower, glazed and tiled shower cubicle, vanity wash hand basin, double radiator, tiled splashbacks

SEPERATE W.C

Double glazed window to side, low level W.C

SECOND FLOOR LANDING

BEDROOM FOUR

17'0" x 12'5"

Two VELUX windows to front, DORMER window to rear, double radiator, built in eaves storage cupboards, door to:-

EN SUITE BATHROOM

Double glazed window to rear, tiled panelled bath with mixer taps and hand shower, shower unit, vanity wash hand basin, low level W.C, half tiled walls, heated towel rail

EXTERIOR REAR

approx 492'1" foot

A beautiful, interesting, ornamental garden with various patio areas, small swimming pool, brick built barbeque, brick built pump house, outside shower, brick built garden kitchen, wooden tree house, shed, to the rear there is a substantial summer house which is 5.7m x 3.8m, very useful cabin with running water and electric ideal use for study/gym/playroom etc

EXTERIOR FRONT

Garden with mature shrubs, side pedestrian access



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	