



Zetland Avenue, Gillingham, Kent, ME7 3AE

Asking Price £325,000

- Three Bedrooms
- Desirable Residential Area
- Original Features
- No Onward Chain
- Conservatory
- Semi-detached Family Home

44 Zetland Avenue, Gillingham ME7 3AE

Wright & Co are delighted to offer for sale this attractive three bedroom semi-detached family house, situated in the highly desirable Zetland Avenue area of Darland. The property is conveniently located for the Watling Street Shopping Parade and excellent schools including Rainham Mark Grammar School and Chatham Grammar School for Girls. Also convenient for motorway links for M2/M20/M25 motorway network and about a 10 minute drive from Gillingham Town Centre with mainline railway station with highspeed link service into London St Pancras/Kings Cross and Victoria line. Once through the front door you will find a hallway, off this two reception rooms, a kitchen and conservatory with downstairs cloakroom. Upstairs you will find three bedrooms and a family bathroom. Outside there is an attractive enclosed rear garden. Phone the Sales Team at Wright & Co today for your earliest appointment to view!



Council Tax Band:



ENTRANCE DOOR TO:-

PORCH

Door to:-

HALL

Staircase to first floor with cupboard under, double radiator

LOUNGE

14'9" x 12'5"

Double glazed bay window to front, fireplace

DINING ROOM

14'9" x 10'9"

Double glazed sliding patio doors to conservatory, double radiator

KITCHEN

14'9" x 7'2"

Range of base and eye level cupboard and drawer units with associated work surfaces with single drainer stainless steel sink unit with mixer taps, radiator, space for fridge/freezer etc, door to:-

CONSERVATORY

14'9" x 12'9"

Door to garden, door to:-

DOWNSTAIRS CLOAKROOM

Low level W.C, wall mounted gas fired boiler for domestic hot water supply and central heating system (not tested)

FIRST FLOOR LANDING

Window to side, built in cupboard, access to roof space, door to:-

BEDROOM ONE

15'8" x 11'5"

Bay window to front, range of built in wardrobe cupboards, radiator

BEDROOM TWO

12'1" x 10'5"

Window to rear, radiator, built in cupboards

BEDROOM THREE

8'2" x 6'6"

Window to front, radiator

BATHROOM

White suite comprising of panelled bath with mixer taps and hand shower, shower unit, wash hand basin, low level W.C, tiled walls, radiator

EXTERIOR REAR

Approx 40 foot, mature lawned garden with established trees and bushes, patio, wooden shed

EXTERIOR FRONT

Brick paved garden area



Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	