



Park Avenue, Gillingham, KENT, ME7 4AG

Asking Price £395,000

- No Onward Chain
- Many Pleasing Original Features
- Three Reception Rooms
- Three Spacious Bedrooms

4 Park Avenue, Gillingham ME7 4AG

We are delighted to offer for sale this fine Edwardian semi-detached family house, offering a wealth of character and situated in a popular residential established area of Upper Gillingham, just a stones throw from Gillingham Park. This delightful home has been within the same family for many years and is situated within a conservation area. Convenient for excellent schooling for children of all ages including good Grammar Schools. The area offers good transport links, including direct train services to London Victoria and high speed links to St Pancras. There are a variety of shopping destinations such as Hempstead Valley Shopping Centre, Gillingham Business Retail Park and Dockside Shopping Village, along with a range of local pubs and restaurants to enjoy. Gillingham provides ample open space and recreational facilities including the Darland Banks, Capstone Country Park, Great Lines Heritage Park, Riverside and of course Gillingham Park just around the corner. No forwarding chain makes this property even more appealing and we recommend you contact the Sales Team at Wright & Co now to book your earliest viewing.



Council Tax Band: D



WOODEN ENTRANCE DOOR TO:-

PORCH

Door to:-

HALLWAY

Staircase to first floor, two radiators

CELLAR

Dry, light and power

LOUNGE

16'0" x 13'1"

Double glazed bay window to front, radiator, fireplace

DINING ROOM

11'9" x 9'10"

Double glazed window to rear, double radiator

KITCHEN

10'9" x 7'10"

Double glazed window to side and door to garden, range of base and eye level cupboard and drawer units with associated wooden work tops with inset single drainer stainless steel sink unit with mixer taps, space and plumbing for washing machine

BREAKFAST ROOM

14'1" x 11'5"

Double glazed bay window to side, double radiator, French Doors to:-

CONSERVATORY

16'4" x 6'6"

Of wood and glass construction

FIRST FLOOR LANDING

Access to roof space via sliding ladder, built in cupboard, doors to:-

BEDROOM ONE

16'4" x 16'4"

Double glazed windows to front, two double radiators

BEDROOM TWO

11'1" x 11'1"

Double glazed window to rear, radiator, fireplace, built in cupboard housing IDEAL gas fired boiler for domestic hot water and central heating

BEDROOM THREE

14'1" x 11'9"

Double glazed window to rear, double radiator

SHOWER ROOM

Double glazed window to side, walk in shower,

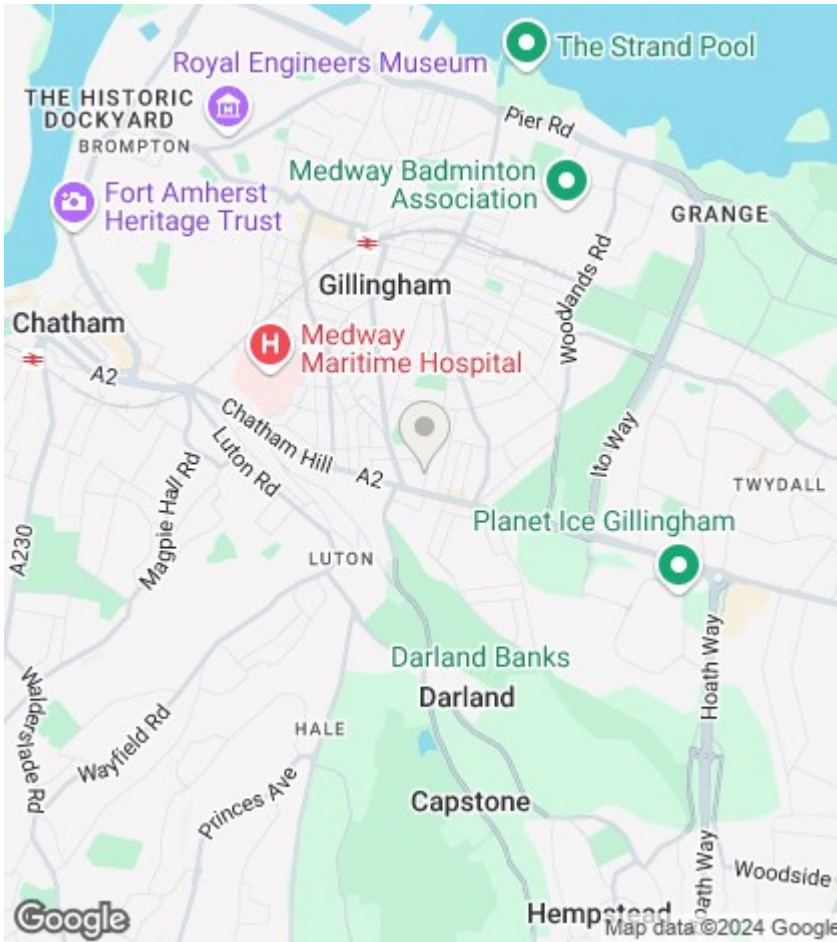
pedestal wash hand basin, low level W.C, double radiator

EXTERIOR REAR

Small, walled rear garden with mature flowers and shrubs, lawn, side access

EXTERIOR FRONT

Walled forecourt



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			75
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

