



**Sturdee Avenue, Gillingham, ME7 2HH**

**Asking Price £335,000**

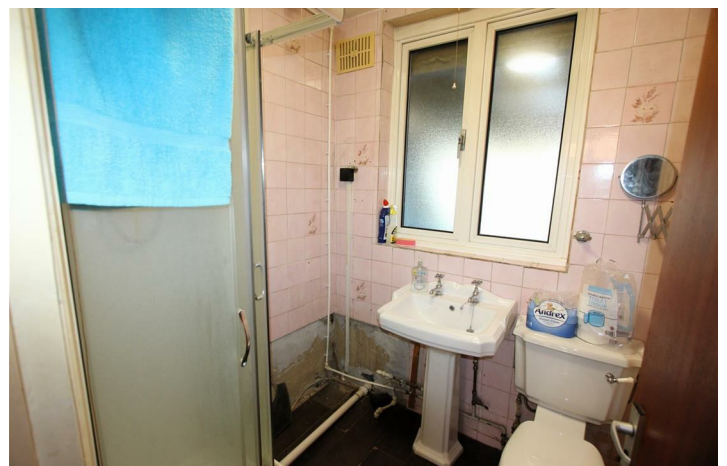
- Two Bedroom Bungalow
- Off Street Parking
- Requires Refurbishment
- Large Extension

# 159 Sturdee Avenue, Gillingham ME7 2HH

A fantastic opportunity to purchase this two bedroom semi-detached bungalow, with huge unfinished extension to the rear standing on a very large plot not over looked to the rear. This bungalow offers the opportunity to complete this project that was started by the previous owner. The key feature to this property is that it offers further opportunity to extend (subject to local planning authority consent) possibly into the loft if so desired. Although the property now requires complete modernisation and refurbishment, you will be amazed at what is on offer to the rear and in particular, this potentially beautiful garden. Once inside you will find the hallway, off this two rooms to the front, a room to the rear, small kitchen and shower room. Off the kitchen is a huge extension which requires completing. Step through the doors to the rear into a very large rear garden with out buildings and detached garage. We anticipate a huge response from the market and urge you call our friendly sales team at Wright and Co today to secure your early appointment to view.



Council Tax Band: C



## **ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Radiator, access to roof space, doors to:-

### **LOUNGE**

15'1" x 10'2"

Double glazed bay window to front, radiator

### **BEDROOM ONE**

12'5" x 11'1"

Double glazed bay window to front, two radiators

### **BEDROOM TWO**

10'9" x 10'2"

Radiator, built in cupboards

### **KITCHEN**

9'3" x 8'6"

Built in cupboards, single drainer stainless steel sink unit

### **SHOWER ROOM**

Shower cubicle with shower unit, pedestal wash hand basin, close coupled W.C, radiator

### **REAR EXTENSION ROOM**

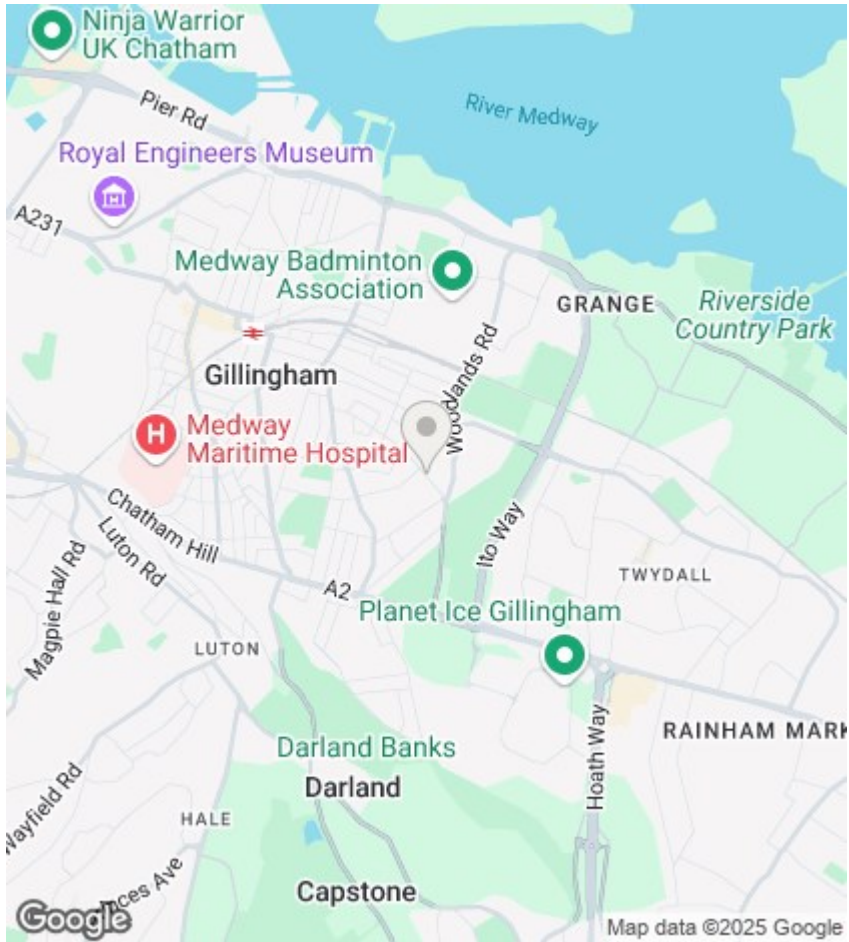
20'4" x 19'4"

### **EXTERIOR REAR**

Huge rear garden, not overlooked with detached garage to one side, concrete driveway to the rear leading down the garden to a substantial brick built work shop, substantial ornamental fish pond, greenhouse, large decking area, various trees

### **EXTERIOR FRONT**

Block paved for off-street parking



## 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 89                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 64      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

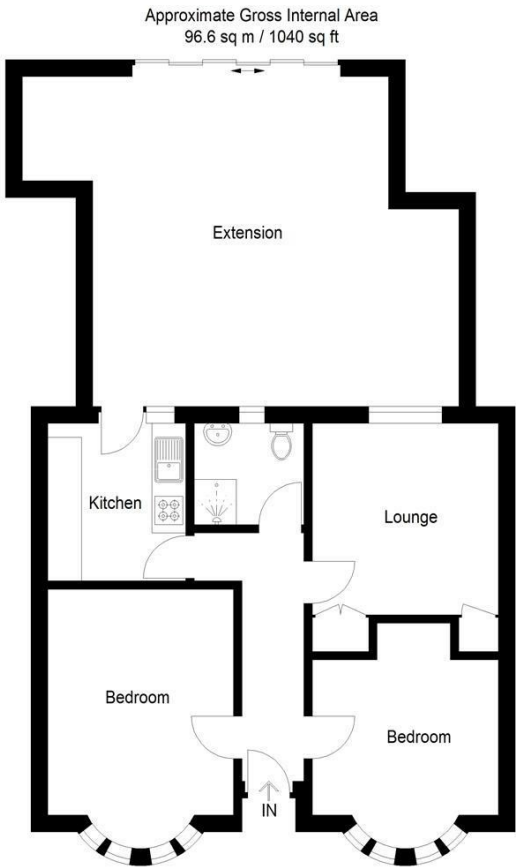


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Not To Scale (ID:1150790 / Ref:89679)