

Second Avenue, Gillingham, Kent, ME7 2HY

Asking Price £325,000

- Three Bedrooms
- Desirable Residential Area
- Close to Train Station
- Close to Good Schooling

11 Second Avenue, Gillingham ME7 2HY

We are delighted to offer for sale this well maintained, three bedroom terraced house situated in the highly sought after Second Avenue, Gillingham. This exceptional home would ideally suit a family and is situated in a prime location close to well regarded schools for children of all ages - including Grammar Schools. Once inside this beautiful home you will find a hallway, leading off this a well appointed lounge with feature fireplace, superb kitchen/diner with integrated appliances and a conservatory overlooking the rear garden. There is also a downstairs toilet. On the first floor landing you will find three bedrooms and a well appointed shower room. Outside to the rear is a large lawned garden which backs onto school playing fields. Second Avenue is in the heart of the well established residential area of Upper Gillingham and is about a 15 minute walk from the Town Centre with Mainline Railway Station for high speed links to London St Pancras and fast commuter services into London Victoria or the South Coast. This beautiful home is bound to generate considerable interest and urge you call the friendly sales team at Wright & Co today for your earliest appointment to view!



Council Tax Band: C



ENTRANCE DOOR TO:-

PORCH

Door to:-

ENTRANCE HALL

Stair case to first floor with cupboard under, radiator

LOUNGE

14'7" x 12'9"

Bay window to front, radiator, feature fireplace

KITCHEN/DINER

18'0" x 11'9"

Window to rear, range of base and eye level cupboard and drawer units with inset single drainer sink unit with mixer taps, built in oven, hob and microwave (not tested), integrated washing machine and dishwasher (not tested), radiator, cupboard housing gas fired boiler for domestic hot water supply and central heating (not tested), French doors to:-

CONSERVATORY

7'4" x 6'10"

Radiator, door to garden, door to:-

DOWNSTAIRS W.C.

Low level W.C, wash hand basin

FIRST FLOOR LANDING

Access to roof space via ladder, doors to:-

BEDROOM ONE

11'9" x 10'5"

Window to front, radiator

BEDROOM TWO

11'9" x 10'5"

Window to rear, radiator, built in cupboard

BEDROOM THREE

8'10" x 6'10"

Window to front, radiator

SHOWER ROOM

9'2" x 4'1"

Window to rear, shower cubicle, close couple W.C, vanity wash hand basin, heated towel rail, fully tiled walls

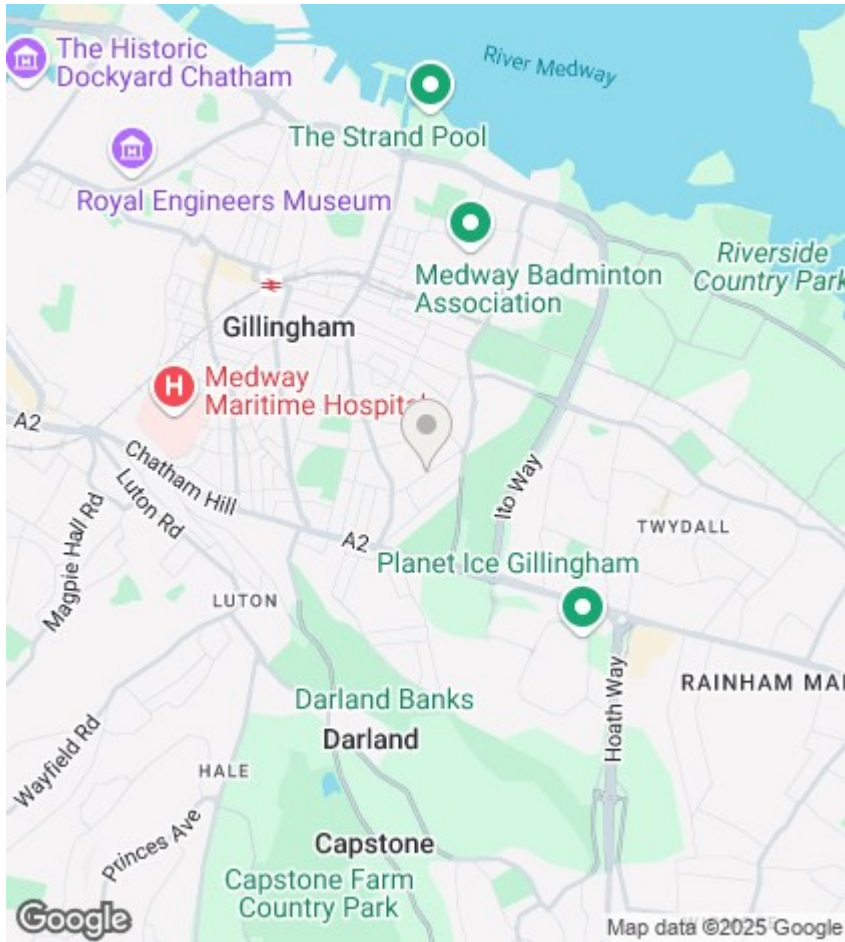
EXTERIOR REAR

80 approx

Backing onto school playing fields, patio, lawn, borders, fish pond, outside tap

EXTERIOR FRONT

Forecourt garden



Directions

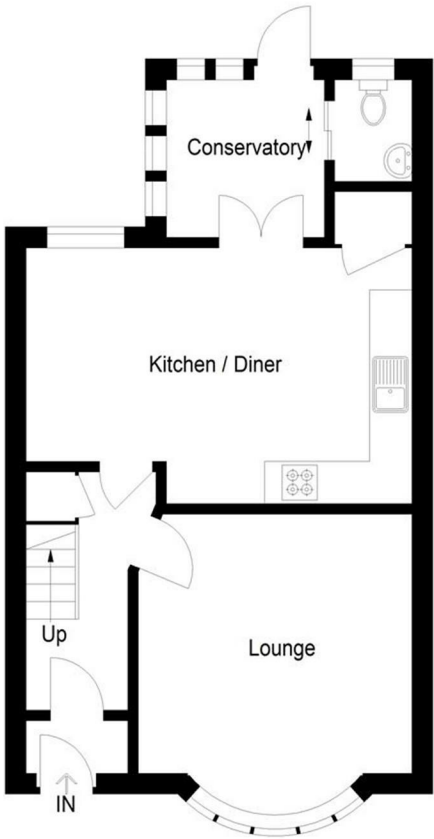
Viewings

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

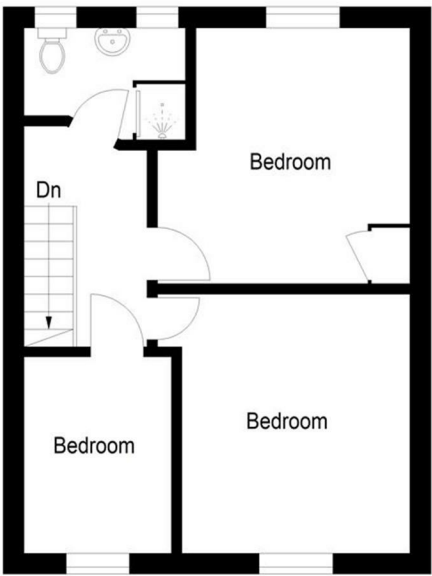
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor