



Cavendish Avenue, Gillingham, Kent, ME7 2NW

Asking Price £265,000

- No Chain
- Redecorated Throughout
- Close to Railway Station
- Three Separate Bedrooms
- Large Garden
- Large Open Plan Lounge

12 Cavendish Avenue, Gillingham ME7 2NW

We are delighted to offer for sale this beautifully presented, three separate bedroom terraced house which has just been redecorated throughout and new carpets laid. This turnkey home is located just 0.41 miles from Gillingham Town Centre with wide array of shopping facilities and mainline railway station with high speed links into London St Pancras and a fast commuter service to Victoria/Cannon Street or alternatively the South Coast. Step inside to find a spacious open plan lounge, off this a fully fitted kitchen with built in appliances, downstairs bathroom/W.C and a useful cellar room which could, with a little work, be converted to a home office, playroom or extra storage. Upstairs are three bedrooms leading off the landing. Outside is a large lawned and fenced rear garden. The property is well positioned for well regarded schools for children of all ages, The Strand Recreational Park, Riverside Country Park and The Historic Dockyard and Royal Engineers Museum. Hempstead Valley Shopping Centre and Gillingham Business Park, also Dockside Outlet Shopping Complex with a superb range of restaurants, bars, gym and cinema complex are but a short distance away. Medway Tunnel is also nearby which will take you to the A2/M2/M25 motorway network within only minutes. Offered for sale with no chain, call the Sales Team at wright & Co today for your earliest appointment to view.



Council Tax Band: B



ENTRANCE DOOR TO:-

LOUNGE/DINER

23'11" x 14'3"

Double glazed bay window to front, door to garden

STAIRCASE TO FIRST FLOOR

Two double radiators, under stairs door to:-

CELLAR

Dry, light and power

KITCHEN

10'2" x 7'6"

Double glazed window to side, fully fitted kitchen comprising of a range of base and eye level cupboard and drawer units with associated work surfaces with inset single drainer stainless steel sink unit with mixer taps, built in oven and hob with extractor fan above, space and plumbing for washing machine, IDEAL gas fired boiler for domestic hot water supply and central heating (not tested), tiled splashbacks

BATHROOM

7'10" x 6'6"

Double glazed window to rear, white suite comprising of panelled bath with mixer taps and hand shower, vanity wash hand basin, close coupled W.C, tiled walls

FIRST FLOOR LANDING

Access to roof space, built in cupboard, doors to:-

BEDROOM ONE

14'1" x 9'10"

Twin double glazed window to front, radiator

BEDROOM TWO

10'9" x 8'10"

Double glazed window to rear, radiator

BEDROOM THREE

9'6" x 7'10"

Double glazed window to rear, radiator

EXTERIOR REAR

approx 70ft

Patio leading to a lawned garden, fenced, rear pedestrian access

EXTERIOR FRONT

Walled forecourt garden



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		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	