



Price
£300,000

Freehold

3x  1x  2x 

**Canadian Avenue,
Gillingham, Kent, ME7**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Chain free terraced house with separate bedrooms and upstairs shower room - ideal first time buy
- Modern kitchen and shower room
- Good sized rear garden
- Gas central heating and double glazing
- Potential for off-road parking for 2 cars (subject to planning consents)

Accommodation

GROUND FLOOR

- Porch
- Hallway
- Lounge: 14'3 into bay x 12'1 (4.35m x 3.69m)
- Dining Room: 12'0 x 10'7 (3.66m x 3.23m)
- Kitchen: 8'6 x 6'9 (2.59m x 2.06m)
- Lobby
- Separate Toilet

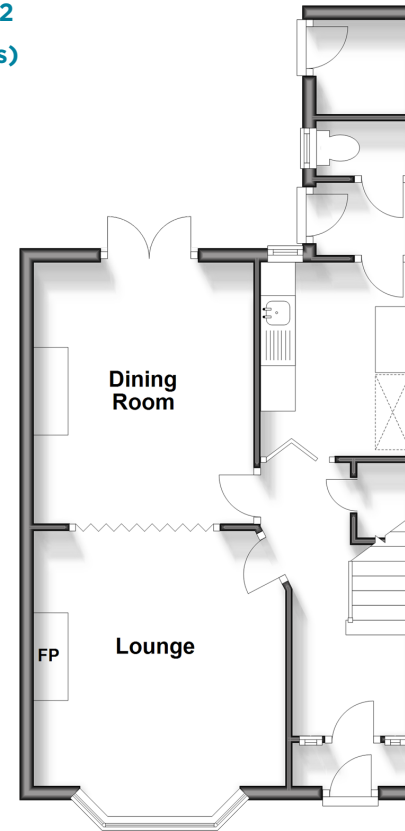
FIRST FLOOR

- Landing
- Shower Room
- Bedroom 2: 12'5 x 10'8 (3.79m x 3.25m)
- Bedroom 1: 11'8 x 11'6 (3.56m x 3.51m)
- Bedroom 3: 8'3 x 7'10 (2.52m x 2.39m)

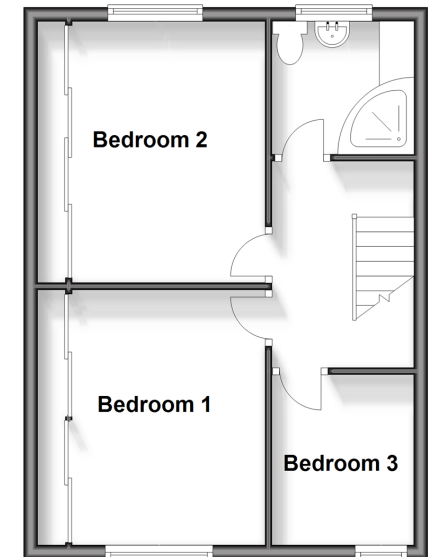
OUTSIDE

- Front Garden
- Rear Garden

Ground Floor
Approx. 45.6 sq. metres (490.5 sq. feet)



First Floor
Approx. 40.6 sq. metres (436.9 sq. feet)



Call Gillingham - 01634 851191 ■ wardsofkent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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