



**Price**  
**£300,000**

**Freehold**

3x  1x  2x 

**Sturdee Avenue,  
Gillingham, Kent, ME7**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Well presented family home with separate bedrooms
- Off-road parking for 2 cars
- Lovely garden room overlooking a beautiful good sized private garden
- Gas central heating and mostly double glazed
- Close to local amenities

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Porch  
Hallway  
Lounge: 14'0 into bay x 12'3 (4.27m x 3.74m)  
Dining Room: 12'0 x 10'4 (3.66m x 3.15m)  
Kitchen: 8'2 x 7'4 (2.49m x 2.24m)  
Garden Room: 15'1 x 6'5 (4.60m x 1.96m)  
Cloakroom

### FIRST FLOOR

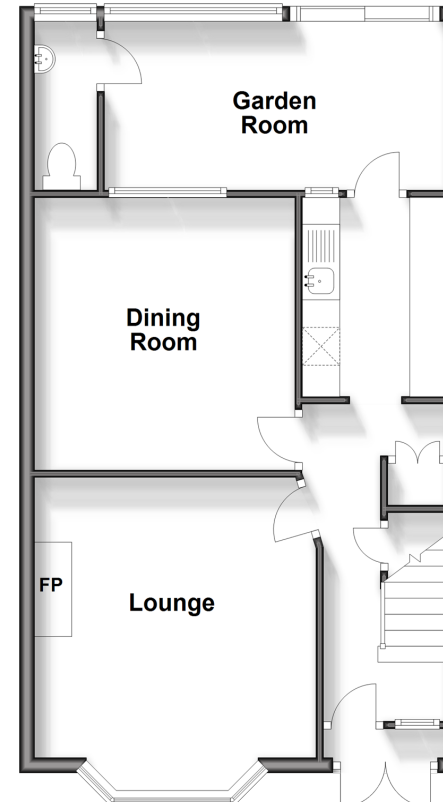
Landing  
Bedroom 1: 12'2 x 11'4 (3.71m x 3.46m)  
Bedroom 2: 12'3 x 12'0 (3.74m x 3.66m)  
Bathroom  
Bedroom 3: 8'3 x 6'8 (2.52m x 2.03m)

### OUTSIDE

Off-Road Parking for 2 cars  
Rear Garden

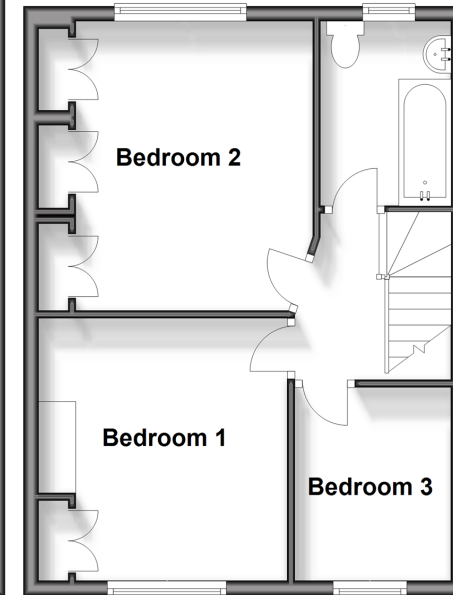
### Split Level Ground Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



### First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Call Gillingham - 01634 851191 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

- 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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