



**OVER 60?**

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

**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Larkfield Avenue,  
Gillingham, Kent, ME7**

*Wards*  
Helping you move forwards





## Main features

- Driveway
- Versatile layout
- Large garden
- Within walking distance to Medway hospital and Gillingham train station
- Located in a popular residential area of Gillingham close to the High Street

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'7 x 13'2 (4.14m x 4.02m)

Dining Area: 20'3 x 10'4 (6.18m x 3.15m)

Kitchen: 20'0 x 4'9 (6.10m x 1.45m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'1 x 13'7 (4.30m x 4.14m)

Bedroom 2: 12'1 x 9'5 (3.69m x 2.87m)

Bedroom 3: 12'1 x 7'7 (3.69m x 2.31m)

Shower Room

### OUTSIDE

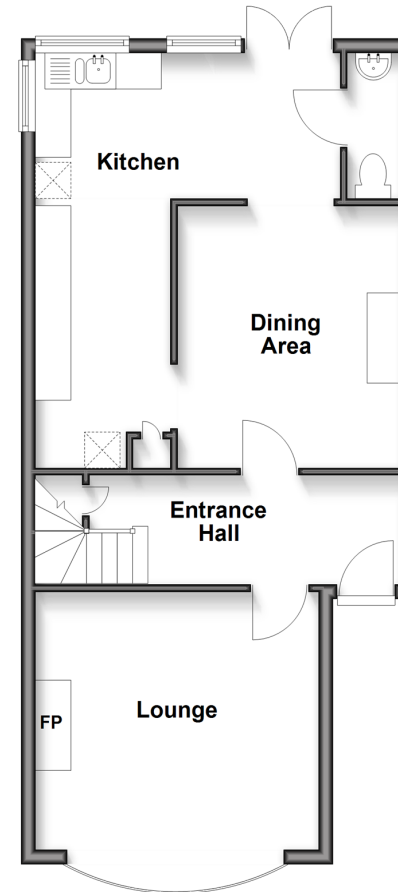
Driveway

Front Garden

Rear Garden

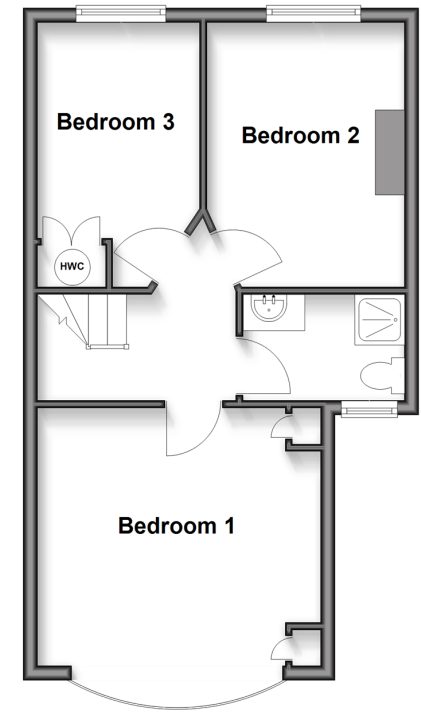
### Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



### First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



**Call Gillingham - 01634 851191 ■ [wardsofkent.co.uk](http://wardsofkent.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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