



**Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Cecil Avenue,  
Gillingham, Kent, ME8**

*Wards*  
Helping you move forwards

## Main features

- An attractive 1930's property that offers itself as a great family home
- Traditional layout with plenty of scope to extend subject to planning permission
- Generous rear garden
- Popular location opposite the park
- Close to shops and schools

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Downstairs Cloakroom  
Lounge: 14'2 x 11'4 (4.32m x 3.46m)  
Dining Room : 14'7 x 12'8 (4.45m x 3.86m)  
Kitchen/Breakfast Room : 13'8 x 7'6 (4.17m x 2.29m)  
Conservatory : 10'1 x 7'5 (3.08m x 2.26m)  
Lean-To

### OUTSIDE

Rear Garden  
Garage to rear  
Front Garden

### FIRST FLOOR

Landing  
Bedroom 1 : 15'3 x 12'0 (4.65m x 3.66m)  
Bedroom 2 : 13'9 x 9'8 (4.19m x 2.95m)  
Bedroom 3 : 8'8 x 7'1 (2.64m x 2.16m)  
Bathroom : 7'5 x 7'1 (2.26m x 2.16m)



### Nearest Schools

Primary Schools: St Thomas of Canterbury RC Primary 0.2 miles, Twydall Junior School 0.2 miles, Featherby Junior School 0.3 miles

Secondary Schools: The Robert Napier School 0.8 miles, Rainham Mark Grammar School 0.8 miles, Rainham School for Girls 0.9 miles

Further Education: The Robert Napier School 0.8 miles, Rainham Mark Grammar School 0.8 miles, Rainham School for Girls 0.9 miles



### Transport Information

Train Stations: Gillingham 1.5 miles, Rainham 1.5 miles, Chatham 2.5 miles



### Address

Cecil Avenue, Gillingham, Kent, ME8



### Directions

For directions to this property please contact us.

Call Rainham - 01634 373531 ■ [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



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