



**Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Locarno Avenue,  
Gillingham, Kent, ME8**

**OVER 60?**

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

**Wards**  
Helping you move forwards



## Main features

- **Stunning family home with character features**
- **Beautiful log burner and modern fitted kitchen/diner**
- **Ample parking on the driveway**
- **Useful outbuilding**
- **Generous sized rear garden**
- **Situated in a central location close to the local shops and schools**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 12'2 x 12'0 (3.71m x 3.66m)  
 Kitchen/Diner: 18'5 x 13'5 (5.62m x 4.09m)

### FIRST FLOOR

Landing  
 Bedroom 1 : 13'6 x 10'11 (4.12m x 3.33m)  
 Bedroom 2 : 12'0 x 11'1 (3.66m x 3.38m)  
 Bedroom 3 : 8'10 x 7'1 (2.69m x 2.16m)  
 Bathroom

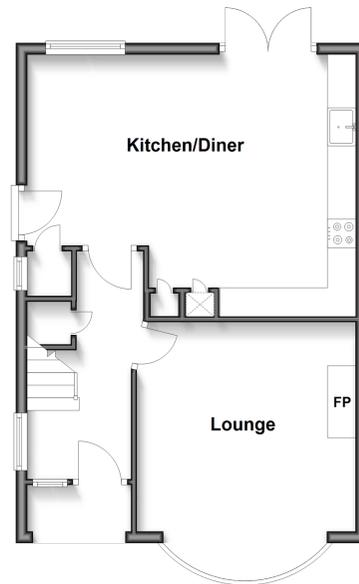
### OUTBUILDING

Room 1 : 16'10 x 12'3 (5.13m x 3.74m)

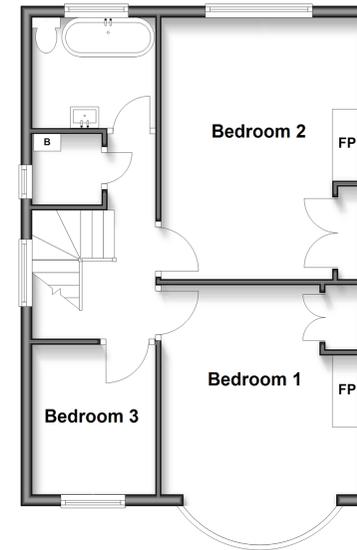
### OUTSIDE

Front Garden  
 Rear Garden  
 Driveway

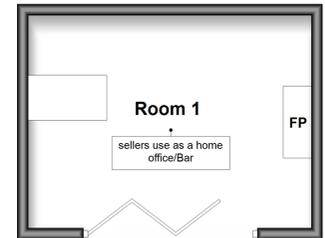
**Ground Floor**  
 Approx. 48.8 sq. metres (525.6 sq. feet)



**First Floor**  
 Approx. 48.8 sq. metres (525.5 sq. feet)



**Outbuilding**  
 Approx. 18.6 sq. metres (199.9 sq. feet)



**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  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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