

First Avenue, Gillingham

4 Bedroom, 2 Bathroom, House - Detached

£450,000



- Hidden Treasure
- Stunning mezzanine
- 4 Good Size Bedrooms
- Large Kitchen/Diner
- Large Light and Airy Lounge
- Driveway for 2
- Great Size Garden
- Spacious Hallway
- No Chain
- Electric Car Charging Point

Listed as No CHAIN! Hidden Treasure! Martin & Co are privileged to present this immaculate, detached house on the market for sale. This unique property boasts a large living space with plenty of natural light from the rear garden, a mezzanine overlooking the lounge, and a spacious garden perfect for family gatherings.

The house is comprised of four generously sized bedrooms, a reception room and a kitchen you'd always wished for. The reception room provides a warm and inviting space for entertaining or unwinding, while the kitchen and its large dining area is well-appointed, catering to all your culinary needs. This property also comes with a separate Utility Room.

The bedrooms are well-proportioned, offering ample space for family living. The two bathrooms have been maintained to a high standard, reflecting the overall pristine condition of the property.

Located in a prime area, you will find local amenities just a short distance away. The property also benefits from being in close proximity to a number of reputable schools, making this an ideal home for families.



This house is the epitome of comfort and style, offering a unique living experience. Its large living spaces, coupled with its sought-after location, make it a real gem in the property market. An early viewing is highly recommended to fully appreciate what this property has to offer.

Broadband: Standard - Available, Superfast - Unavailable, Ultra Fast - Available

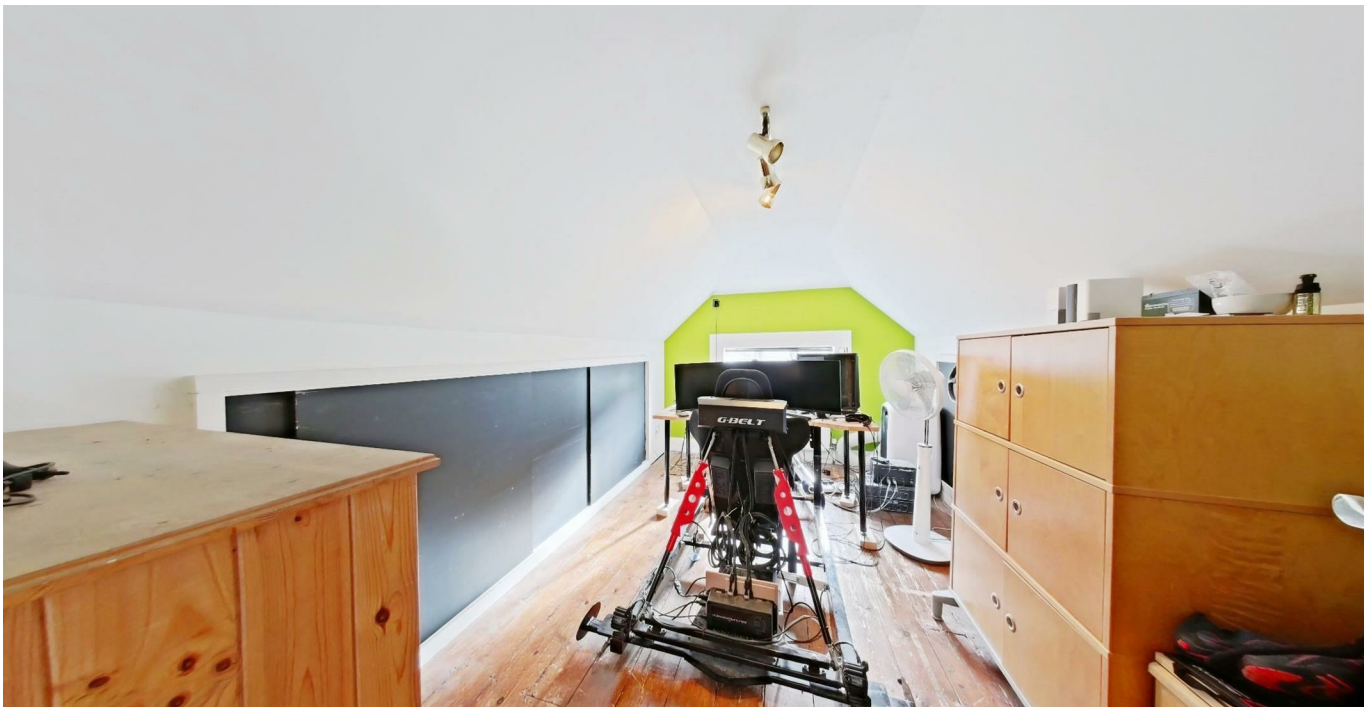
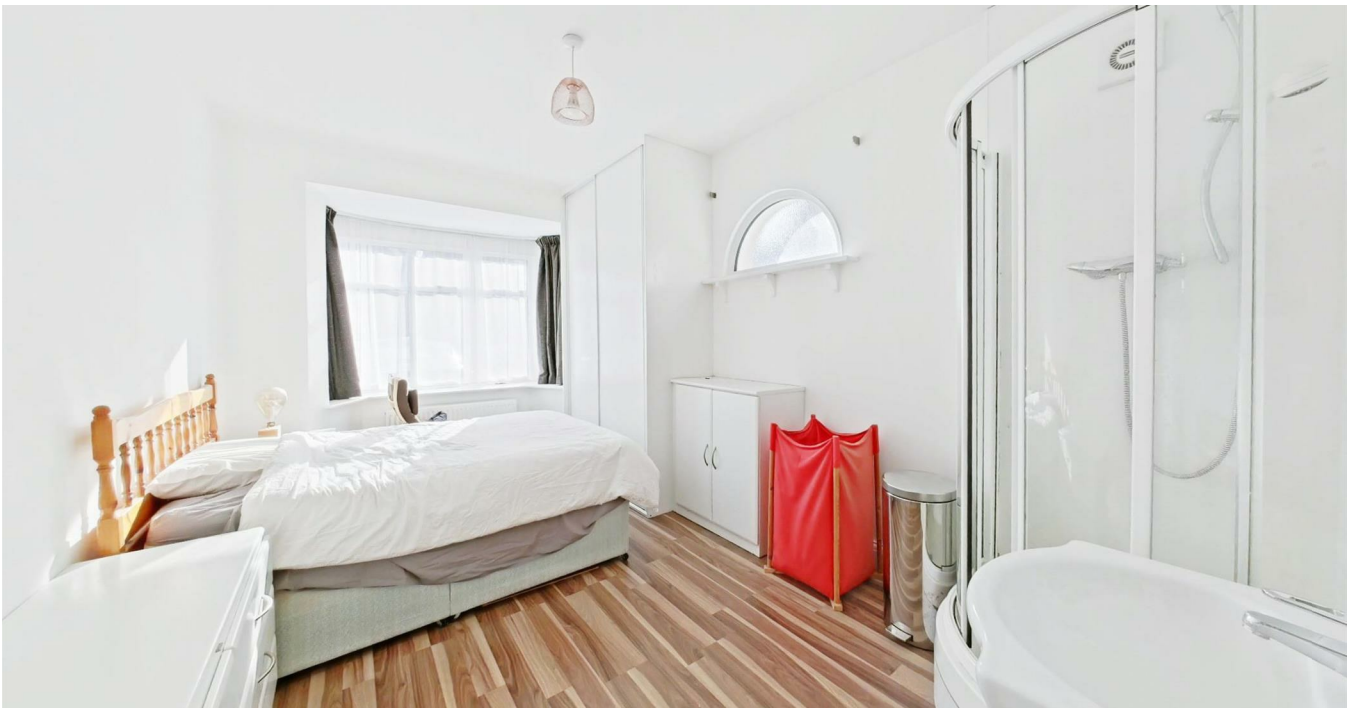
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Flooding Risks: Surface Water - Very Low. Flooding Risks: Very Low



EPC - C

Council Tax - Medway F





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO₂) Rating

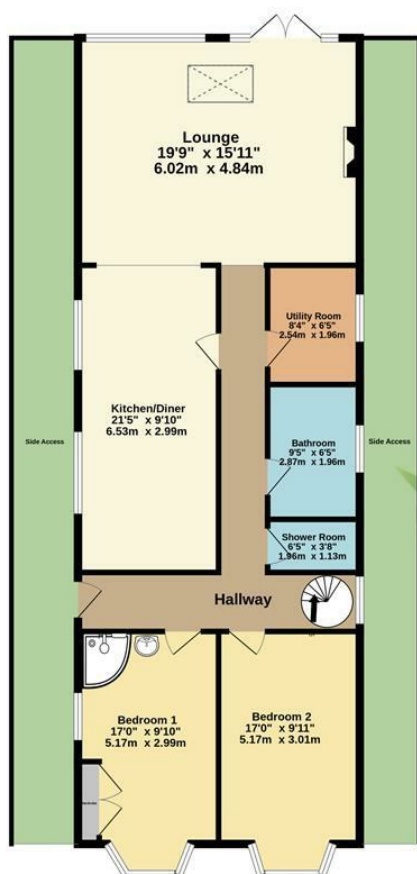
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	62	73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Ground Floor
1125 sq.ft. (104.5 sq.m.) approx.

1st Floor
678 sq.ft. (63.0 sq.m.) approx.

Rear Garden
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 2132 sq.ft. (198.0 sq.m.) approx.
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