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57 Sunnymead Avenue

• Gillingham

Price: Price Range £350,000





57, Sunnymead Avenue, ME7 2DZ

Price Range £350,000

- FOUR BEDROOM TERRACE HOME
- PRICE RANGE £350,000 TO £375,000
- EN SUITE TO MASTER BEDROOM
- EXTENDED TO REAR, DRIVEWAY FOR 2 CARS TO FRONT
- GLASS BANNISTER STAIRCASE
- GENEROUS SIZE REAR GARDEN
- CLOSE TO SCHOOLS & AMENITIES
- SUMMERHOUSE
- CTAX BAND: C
- EPC RATING: D (58)

PRICE RANGE £350,000 TO £375,000

Nestled in the charming area of Sunnymead Avenue, Gillingham, this delightful terraced house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features two modern bathrooms, ensuring convenience for all occupants. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in a friendly neighbourhood, this property benefits from local amenities, schools, and parks, making it a wonderful place to call home. Whether you are looking to settle down or invest in a promising area, this terraced house on Sunnymead Avenue is a fantastic opportunity not to be missed.

#### Porch

#### Entrance Hall

#### Lounge

11'5" exc bay x 10'7" (3.49m exc bay x 3.23m)

#### Dining Room

12'2" x 9'10" (3.71m x 3.00m)

#### Kitchen

20'11" x 6'2" max (6.39m x 1.88m max)

#### First Floor Landing

#### Bedroom 2

11'5" x 10'0" (3.49m x 3.05m)

#### Bedroom 3

12'2" x 9'10" (3.73m x 3.02m)

#### Bathroom

#### Second Floor Landing

#### Bedroom 1

19'2" x 15'9" red to 9'9" (5.85m x 4.82m red to 2.98m)

#### En-Suite Shower Room

6'2" 5'5" (1.90m 1.67m)

#### Exterior

#### Frontage

#### Rear Garden


#### NB


HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

#### Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

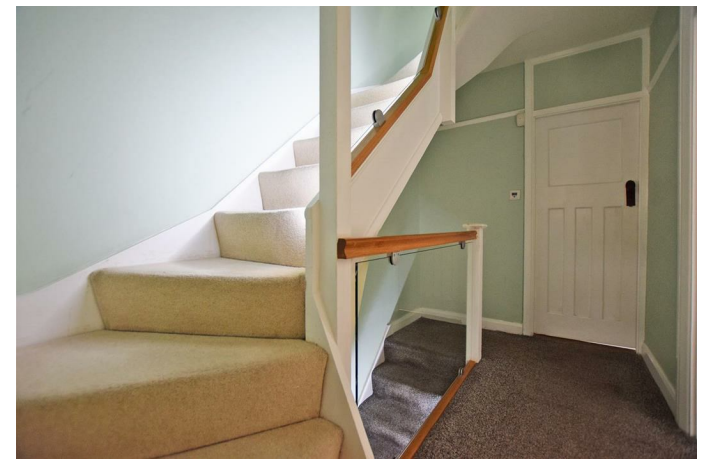
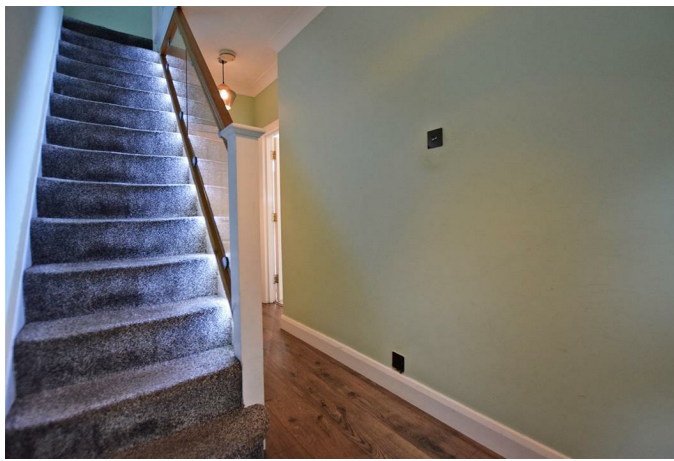


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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### **Important Notice**

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

### **AML Charges**

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.

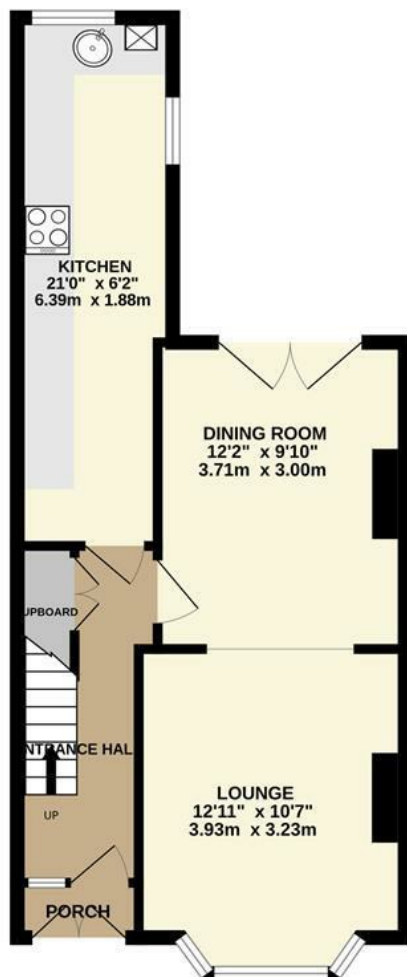
Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.







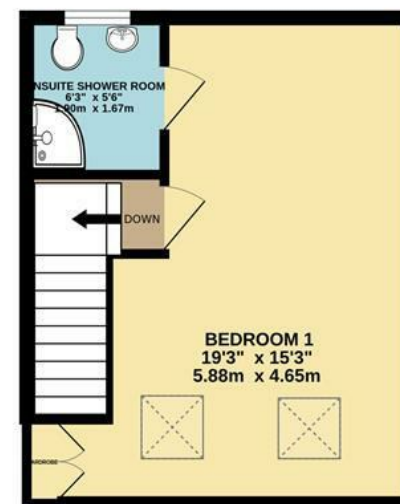
GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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