



Hazell Holland



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3 Bed  
House - Mid Terrace



**Sturdee Avenue  
Gillingham  
Kent  
ME7 2HN**



#### **Entrance Hall**

#### **Lounge**

14' x 10'8 (4.27m x 3.25m )

#### **Kitchen/Diner**

17'9 x 12'6 x 8'5 (5.41m x 3.81m x 2.57m)

#### **Conservatory**

11'3 x 10'6 (3.43m x 3.20m)

#### **Utility Area**

9'6 x 5'4 (2.90m x 1.63m)

#### **Landing**

#### **Bedroom one**

12' x 8' to wardrobes (3.66m x 2.44m to wardrobes )

#### **Bedroom Two**

12' x 8 to wardrobes (3.66m x 2.44m to wardrobes )

#### **Bedroom Three**

7'7 x 6'7 (2.31m x 2.01m)

#### **Bathroom**

6'8 x 5'9 (2.03m x 1.75m)

#### **Garden**

65' (19.81m)

16' x 8'9 Brick built shed with power and light.

#### **Driveway**

**£1,750**



Located on Sturdee Avenue in Gillingham, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Built in 1925, the property boasts a generous living space of 915 square feet, making it an ideal home for families or professionals seeking a peaceful retreat.



The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is inviting and serves as a perfect gathering spot for family and friends. The property also includes a modern bathroom, ensuring that all your daily needs are met with ease.



One of the standout features of this home is the off-street parking, accommodating one vehicle, which is a valuable asset in this bustling area. The location is particularly advantageous, with Gillingham station just a short distance away, offering excellent transport links for commuters. Additionally, Gillingham Park is nearby, providing a lovely green space for outdoor activities and leisurely strolls.



Families will appreciate the close proximity to local schools, making this property an excellent choice for those with children. Available from early September, this charming home is ready to welcome its new occupants. Don't miss the opportunity to make this delightful property your own in the heart of Gillingham.

DEPOSIT - 5 WEEKS RENT £2,019.00

HOLDING DEPOSIT £403.84

PROSPECTIVE TENANTS WILL BE REQUIRED TO BE EARNING A MINIMUM TOTAL INCOME OF £52,500 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY. GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £63,000

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 926sq.ft. (86.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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