



REAL ESTATE  
ESTATE AGENCY REDEFINED



**Alexandra Avenue**  
Gillingham | ME7 2LP



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ESTATE AGENCY : REDEFINED

# Alexandra Avenue , Gillingham, ME7 2LP

\*\*\*\* Guide Price - £260,000 to £280,000 \*\*\*\*

Situated in a popular area of Gillingham, this generously sized two-bedroom terraced home presents an excellent opportunity for first-time buyers.

The property offers well-proportioned living accommodation throughout, including a spacious ground floor with a fitted kitchen and comfortable living space ideal for both relaxing and entertaining.

Upstairs, you'll find two double bedrooms along with a separate four-piece family bathroom, providing both convenience and practicality for modern living.

To the rear, the home benefits from a good-sized, well-maintained garden, perfect for outdoor dining, gardening, or enjoying the warmer months.

A fantastic step onto the property ladder, this home combines space, functionality, and a desirable location.

Guide Price £260,000



## Entrance Hall

## Living Room

14'4 x 13'0 (4.37m x 3.96m)

## Dining Room

11'5 x 7'7 (3.48m x 2.31m)

## Kitchen

11'1 x 8'4 (3.38m x 2.54m)

## Bedroom

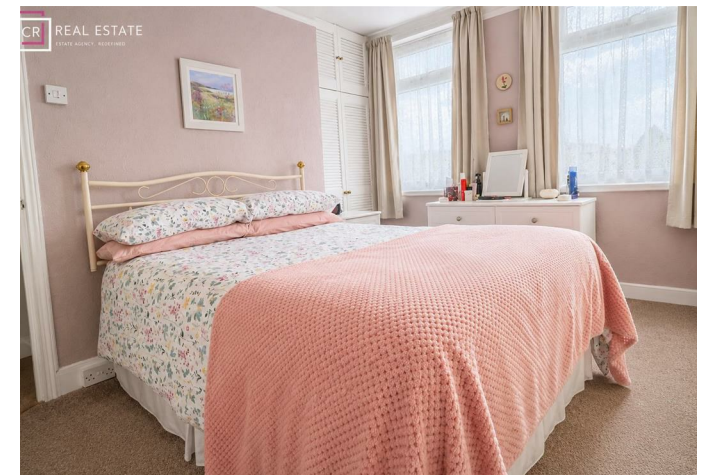
11'9 x 10'5 (3.58m x 3.18m)

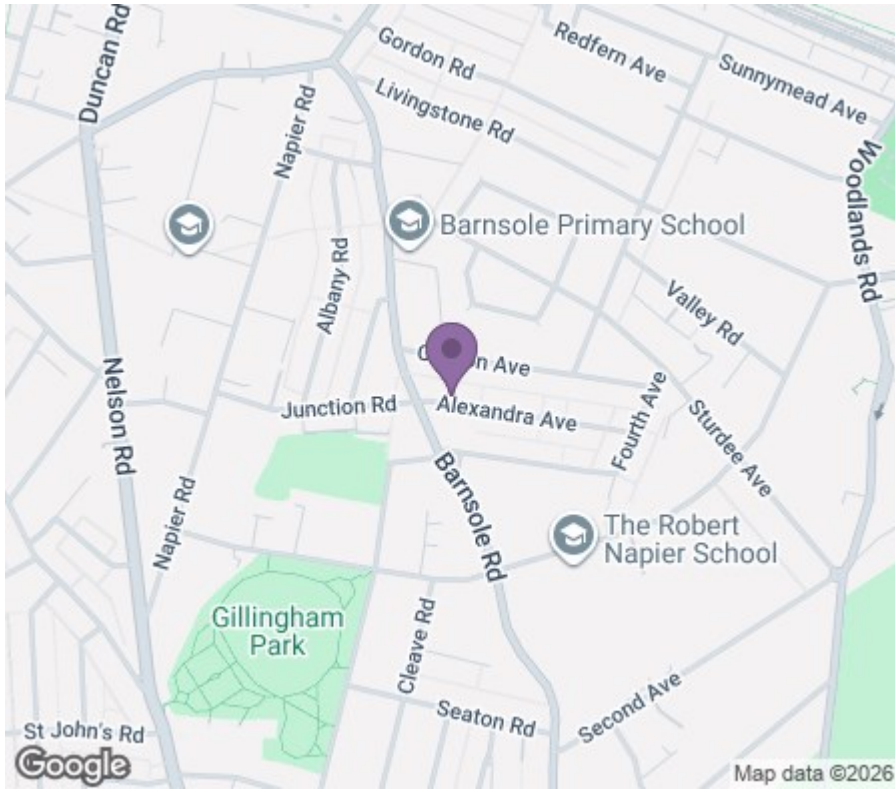
## Bedroom

12'0 x 10'1 (3.66m x 3.07m)

## Family Bathroom

11'11 x 8'3 (3.63m x 2.51m)





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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			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		66	78
		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

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