

01634 379 799

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6 Second Avenue

• Gillingham

Price: Price Range £325,000



6, Second Avenue, , ME7 2HX
Price Range £325,000

- PRICE RANGE £325,000 TO £350,000
- DRIVEWAY
- END TERRACE
- THREE BEDROOMS
- KITCHEN/DINER
- LEAN TO WITH WC
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- CALL NOW TO BOOK A VIEWING AND AVOID DISAPPOINTMENT
- MEDWAY COUNCIL TAX BAND C
- EPC RATING D



We are very pleased to be marketing this END OF TERRACE house in Second Avenue - Gillingham.

This house presents an excellent opportunity for families and first-time buyers alike. The property boasts THREE BEDROOMS, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering spot for family and friends, while the kitchen/diner offers a wonderful area for culinary creations and shared meals.

One of the standout features of this home is the lean-to, which includes a convenient WC, adding practicality to daily living. The property is designed to cater to modern lifestyles, ensuring comfort and functionality throughout.

For those with vehicles it has the benefit of a driveway. This feature not only enhances convenience but also adds to the overall appeal of the property.

With its prime location in Gillingham, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. This end-of-terrace house is a wonderful blend of space, comfort, and practicality, making it a must-see for anyone looking to settle in this lovely area.

MEDWAY COUNCIL TAX BAND C
EPC rating D

GROUND FLOOR

PORCH
5'2" x 2'7" (1.6 x 0.8)

ENTRANCE HALL
11'5" x 5'2" (3.5 x 1.6)

LOUNGE
13'1" x 10'9" (4.0 x 3.3)

KITCHEN/DINER
18'0" x 10'2" (5.5 x 3.1)

CONSERVATORY
14'9" x 7'2" (4.5 x 2.2)

WC

FIRST FLOOR

BEDROOM 1
11'9" x 11'5" (3.6 x 3.5)

BEDROOM 2
11'5" x 11'1" (3.5 x 3.4)

BEDROOM 2
8'10" x 6'6" (2.7 x 2.0)

BATHROOM/SHOWER ROOM
8'10" x 6'6" (2.7 x 2.0)

GARDENS
FRONT - With path leading to the front door and there is a driveway.

REAR - With patio area, lawn area and a shed.

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.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

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 and the photographs may have been enhanced using photo editing software.
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



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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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