



**Price**  
**£325,000**

**Freehold**

3x  2x  1x 

**Patixbourne Avenue,  
Twydall, Gillingham,  
Kent, ME8**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Perfect first time buyers home
- Ample parking on the driveway
- Generous sized rear garden
- Useful downstairs wet room and spacious living throughout
- Situated in a central location close to the shops and schools

## Accommodation

### GROUND FLOOR

Entrance Hall

Wet Room

Lounge : 15'10 x 11'0 (4.83m x 3.36m)

Kitchen/Diner: 15'10 x 9'7 (4.83m x 2.92m)

Conservatory : 12'5 x 10'3 (3.79m x 3.13m)

### FIRST FLOOR

Landing

Bedroom 1 : 10'8 x 10'7 (3.25m x 3.23m)

Bedroom 2 : 13'2 x 8'9 (4.02m x 2.67m)

Bedroom 3 : 10'0 x 7'1 (3.05m x 2.16m)

Bathroom

Toilet

### OUTSIDE

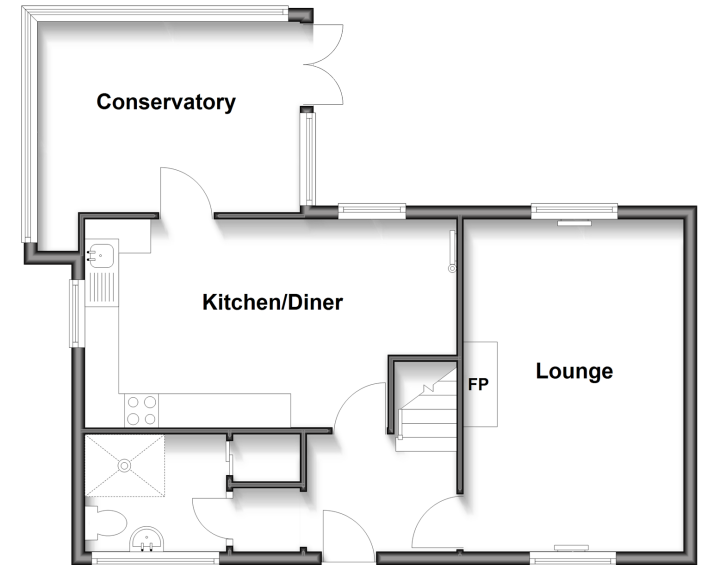
Front Garden

Rear Garden

Driveway

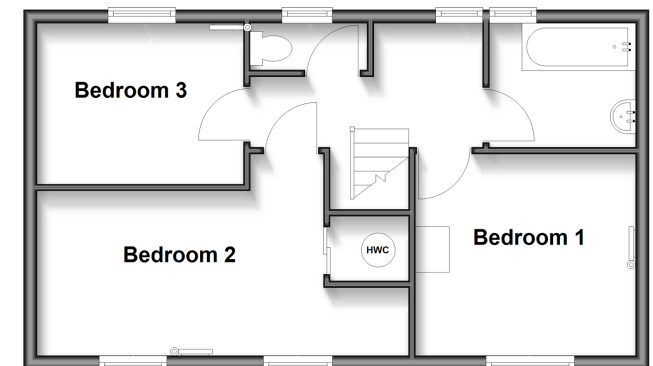
### Ground Floor

Approx. 592.6 sq. feet



### First Floor

Approx. 467.3 sq. feet



**Call Rainham - 01634 373531 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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