



Price
£285,000

Freehold

3x  1x  1x 

**Patricxbourne Avenue,
Twydall, Gillingham,
Kent, ME8**

OVER 60?

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

Wards
Helping you move forwards



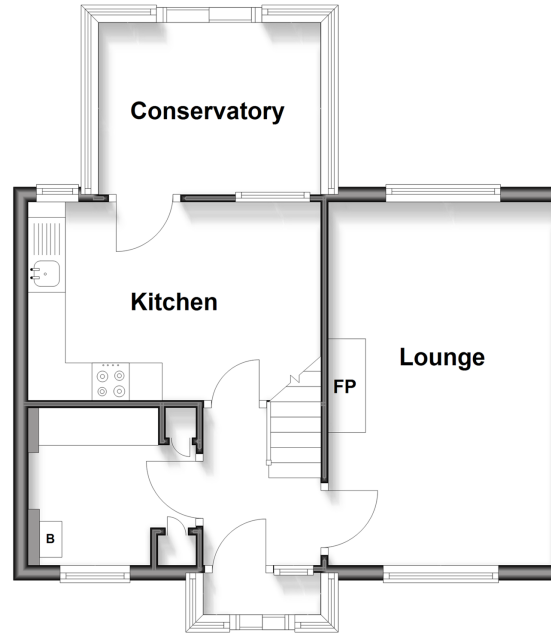
Main features

- Perfect home for a mixture of buyers
- Being sold as chain free
- Boasting potential throughout
- Ample parking on the driveway and generous sized rear garden
- Situated in a central location close to the local shops, schools and amenities

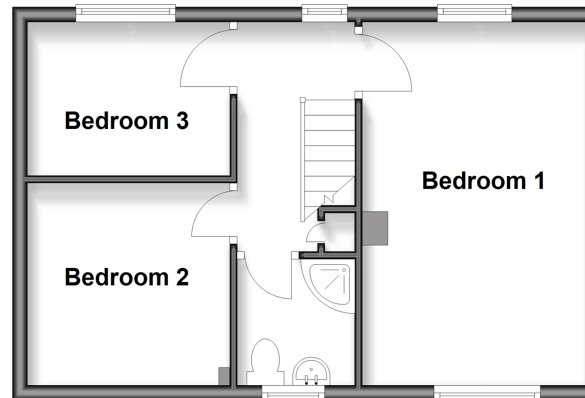
Call Rainham - 01634 373531 ■ wardsofkent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

Ground Floor
Approx. 42.4 sq. metres (456.3 sq. feet)



First Floor
Approx. 36.8 sq. metres (396.1 sq. feet)



Accommodation

GROUND FLOOR

Porch

Entrance Hall

Utility Room: 8'0 x 7'3 (2.44m x 2.21m)

Lounge : 16'1 x 10'0 (4.91m x 3.05m)

Kitchen : 12'9 x 8'10 (3.89m x 2.69m)

Conservatory : 9'10 x 7'1 (3.00m x 2.16m)

FIRST FLOOR

Landing

Bedroom 1 : 16'1 x 10'2 (4.91m x 3.10m)

Bedroom 2 : 9'2 x 8'8 (2.80m x 2.64m)

Bedroom 3 : 8'7 x 7'2 (2.62m x 2.19m)

Shower Room

OUTSIDE

Front Garden

Rear Garden

Driveway

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale