



Three Bedroom Semi-Detached House
Canadian Avenue, Gillingham, Kent, ME7 2DP

Guide Price £325,000
Freehold

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Description

Guide Price £325,000-£350,000 - Charming 1930s Period Home – Perfect Next Step or First Time Purchase!

Step into this delightful light and airy 1930s home, lovingly maintained by its owners for the past 20 years. As you enter, a welcoming hallway with a handy storage cupboard sets the tone for the warmth and practicality of this home. The generous lounge is bathed in natural light from a beautiful square bay window and features a cosy fireplace, creating the perfect space to relax. The recently fitted shaker-style kitchen is a standout, offering Quartz worktops, an induction hob, integrated double oven and microwave, with plenty of space for a large dining table, this fantastic kitchen/diner truly is the heart of the home and boasts an original open fire and bread oven, adding a wonderful characterful touch. Just off the kitchen, a separate utility room with a sink and W/C provides extra convenience and is accessed via a lobby that also leads to the side entrance and garden. Upstairs, three well-proportioned bedrooms offer plenty of space. The main bedroom benefits from built-in sliding wardrobes, while the second bedroom features a charming cast-iron fireplace. The third bedroom, larger than the average single, is currently used as an office but would make an ideal nursery or guest room. A spacious family bathroom with built-in storage completes the first floor. Outside, a handy cabin/workshop with power and a south-facing landscaped garden provides a private retreat, perfect for both entertaining and everyday family life. The large patio with a pergola offers a fantastic space for al fresco dining, while the lawn, mature plant borders, apple tree, and tranquil pond create a peaceful and inviting outdoor space for children and adults alike. Brimming with original period features, including picture rails and traditional doors, this charming home is a wonderful opportunity for those looking for a character-filled property with modern comforts. Don't miss out, contact the Greyfox Sales Team in Rainham today to arrange your viewing today!

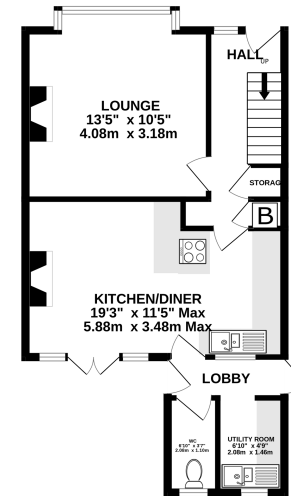
Key Features

- Semi Detached Family Home
- Three Generous Bedrooms
- Popular Gillingham Location
- Scope For Further Development (STPP)
- Close Proximity To A Good Selection Of Primary & Secondary Schools
- Utility Room & W/C
- Fantastic South Facing Garden With Pergola & Workshop With Power
- Great Access To Motorway Links & Public Transport

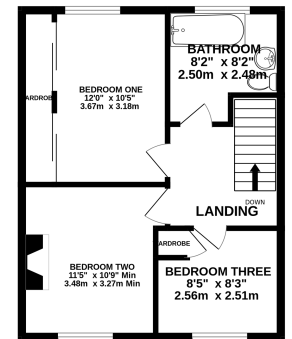
Local Area

Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre Gillingham offers a host of amenities including ice skating, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.

GROUND FLOOR
661 sq. ft. (61.4 sq.m.) approx.



1ST FLOOR
430 sq. ft. (40.0 sq.m.) approx.



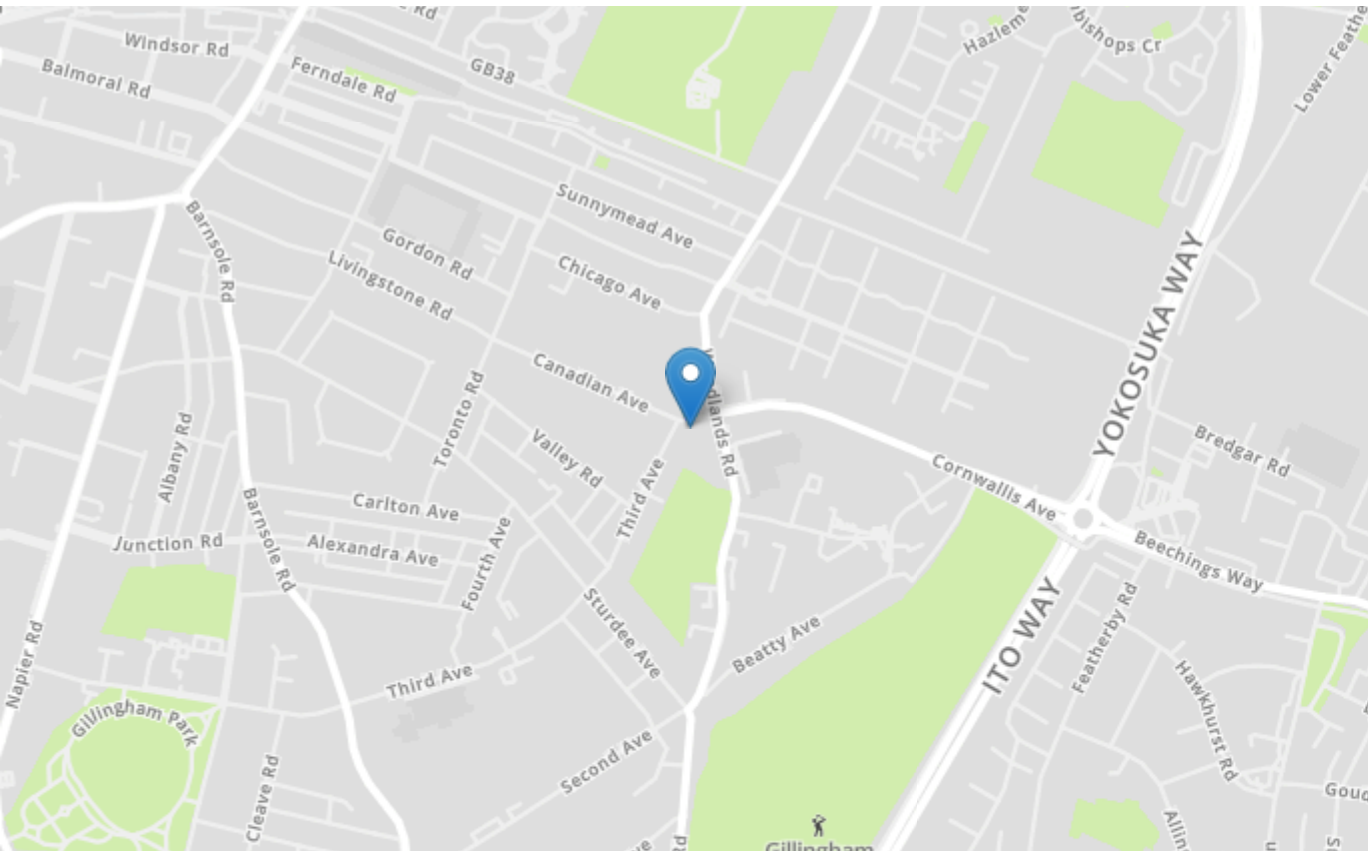
TOTAL FLOOR AREA: 1091 sq. ft. (101.4 sq.m.) approx.

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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Property Location

Canadian Avenue, Gillingham, Kent, ME7 2DP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band C

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Agent Notes

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