



Three Bedroom End of Terrace House  
Second Avenue, Gillingham, Kent, ME7 2HS

£325,000  
Freehold

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## Description

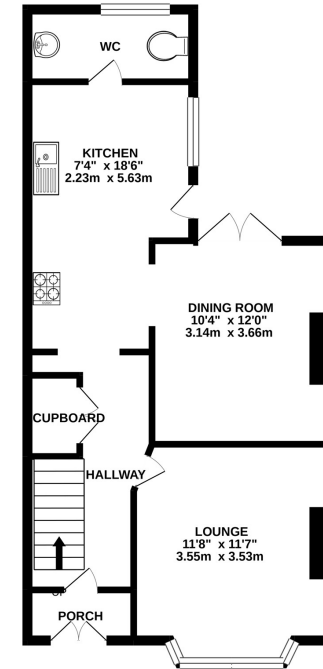
A delightful light and airy period property, build circa 1930's which has been decorated to a high standard over the years by the existing owner who will be sad to leave. This characterful, yet modern family home is set in a popular road amongst house hunters. With three separate bedrooms, south-east facing rear garden combined with the sought after location this could be your ideal home. The ground floor presents; entrance porch and hallway, lounge, kitchen/diner, downstairs W.C and to the first floor three well proportioned bedrooms and family bathroom (please note one of the double bedrooms is currently being used as an office). Externally, a south-easterly facing rear garden providing a fantastic space for the family or entertaining. Contact the Greyfox sales team in Rainham to book your viewing to avoid disappointment.

## Key Features

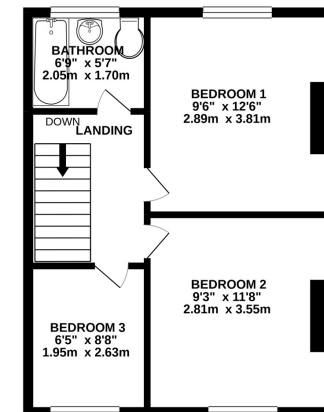
- Three bedroom period family home
- Kitchen/diner
- Downstairs W.C
- Off road parking
- Potential to extend into loft space (STRPP)
- Close to local amenities and transport links
- First floor family bathroom
- South easterly facing rear garden measuring approximately 53'13 x 17'09

## 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.

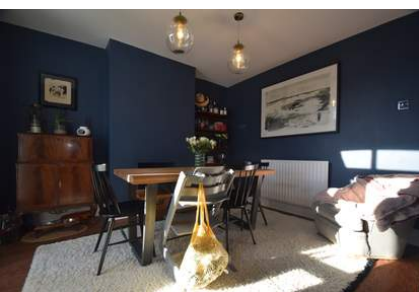
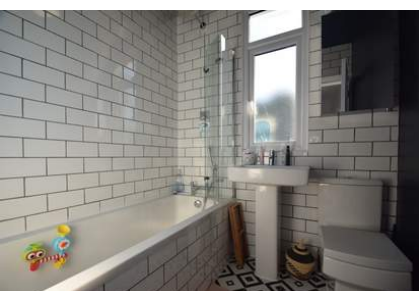


1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



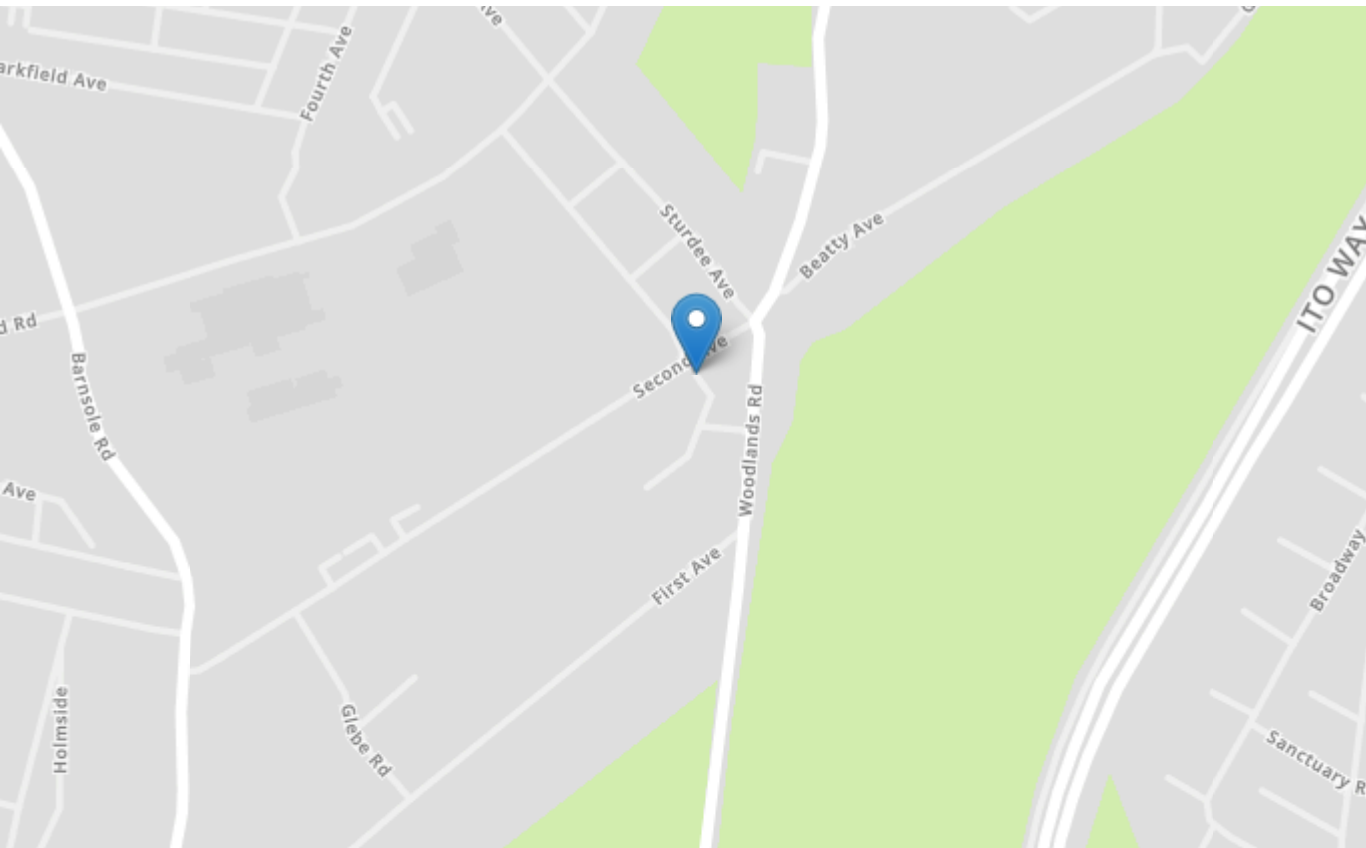
TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

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

Second Avenue, Gillingham, Kent, ME7 2HS



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		85
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	62	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC 

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

### Greyfox Walderslade

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#### Agent Notes

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