



Three Bedroom End of Terrace House
Third Avenue, Gillingham, Kent, ME7 2LU

Offers in Excess of £350,000
Freehold

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Description

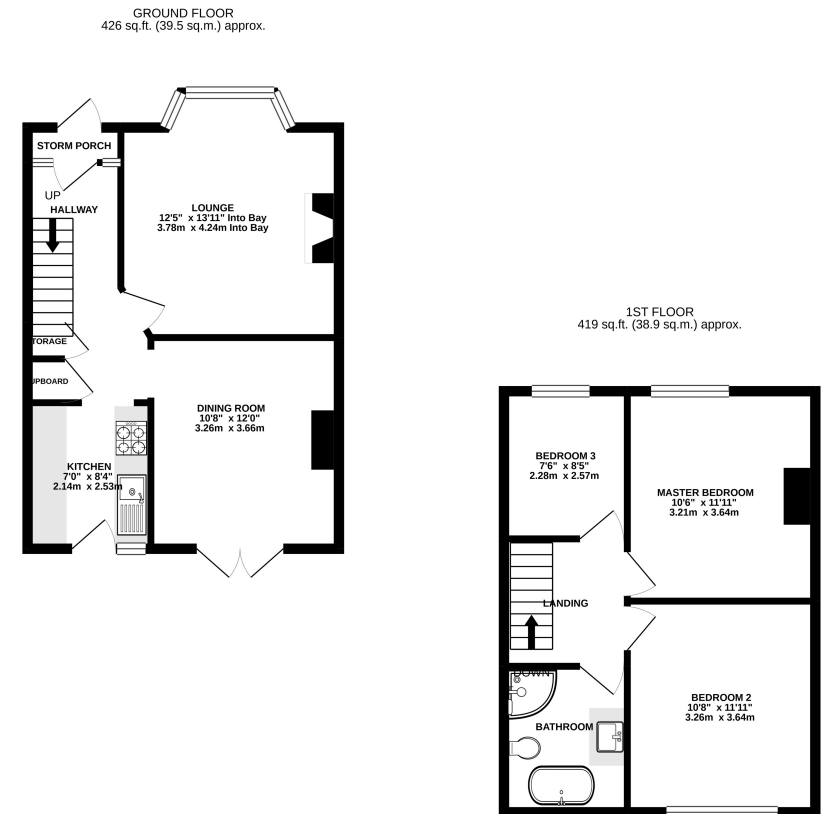
Beautifully presented three bedroom end of terrace family home with the potential to extend to the side, rear and loft subject to the necessary planning permission being obtained. The property is ideally located for Robert Napier School, transport links, motorway and local amenities. Internally the property comprises entrance porch, hallway, lounge, separate diner and kitchen. To the first floor there are three bedrooms and a recently fitted modern bathroom suite complete with roll top bath and separate shower cubicle. Other added benefits to note include parking for 1-2 cars and a low maintenance north facing rear garden. Please contact the Greyfox Sales team in Rainham at your earliest opportunity to book your appointment and avoid disappointment.

Key Features

- Three bedroom end of terrace
- Two reception rooms
- Parking for 1-2 cars
- Potential to extend STUPP
- First floor family bathroom
- Catchment area for "Robert Napier School"
- Close proximity to local shops and amenities
- Rear garden measuring approximately 62'4 x 28'3

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.

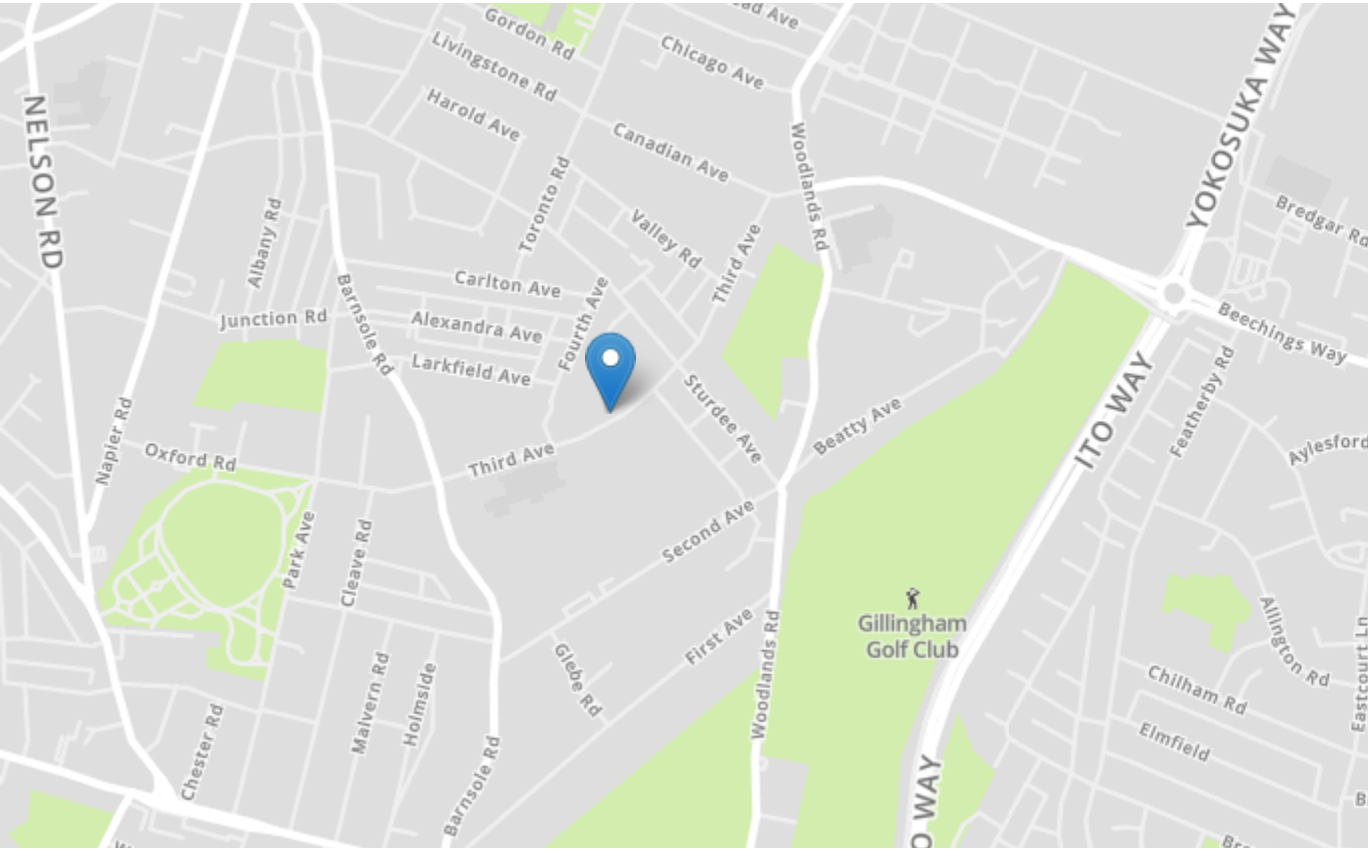



TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C		
(55 to 68) D	65	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	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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