



College Avenue, Gillingham, ME7 5HY
Offers in excess of £240,000 Freehold

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IN NEED OF REFURBISHMENT - Located just a few minutes walk from Gillingham town centre and Medway Hospital and 0.5 mile from the Mainline Railway Station, this very spacious three double bedroom house offers lots of space and is a great opportunity to create a lovely home.

Gillingham town centre, and nearby Chatham, offer all the shops/services of major towns, both with mainline train stations with regular services to London and the Coast, many parks and green spaces, riverside walks, very popular Grammar Schools, all combined with amazing local history.

The property's benefits include: 15'3 large living room, 12'7 seperate dining room, 11'9 kitchen and additional rear lobby, three double bedrooms, large cellar room, double glazing, gas fired central heating and rear garden. Offered VACANT with NO FORWARD CHAIN.

Entrance porch

Entrance hall

Lounge

15'3 into bay x 10'6 (4.65m into bay x 3.20m)

Dining room

12'7 x 11'2 (3.84m x 3.40m)

Kitchen

11'9 x 7'11 (3.58m x 2.41m)

Rear lobby

7'11 x 4'2 (2.41m x 1.27m)

Bathroom

7'11 x 6'9 (2.41m x 2.06m)

Cellar

13'10 x 12'0 (4.22m x 3.66m)

Landing

Bedroom one

13'11 x 12'3 (4.24m x 3.73m)

Bedroom two

12'6 x 8'9 (3.81m x 2.67m)

Bedroom three

8'5 x 8'0 (2.57m x 2.44m)

WC (former shower room)

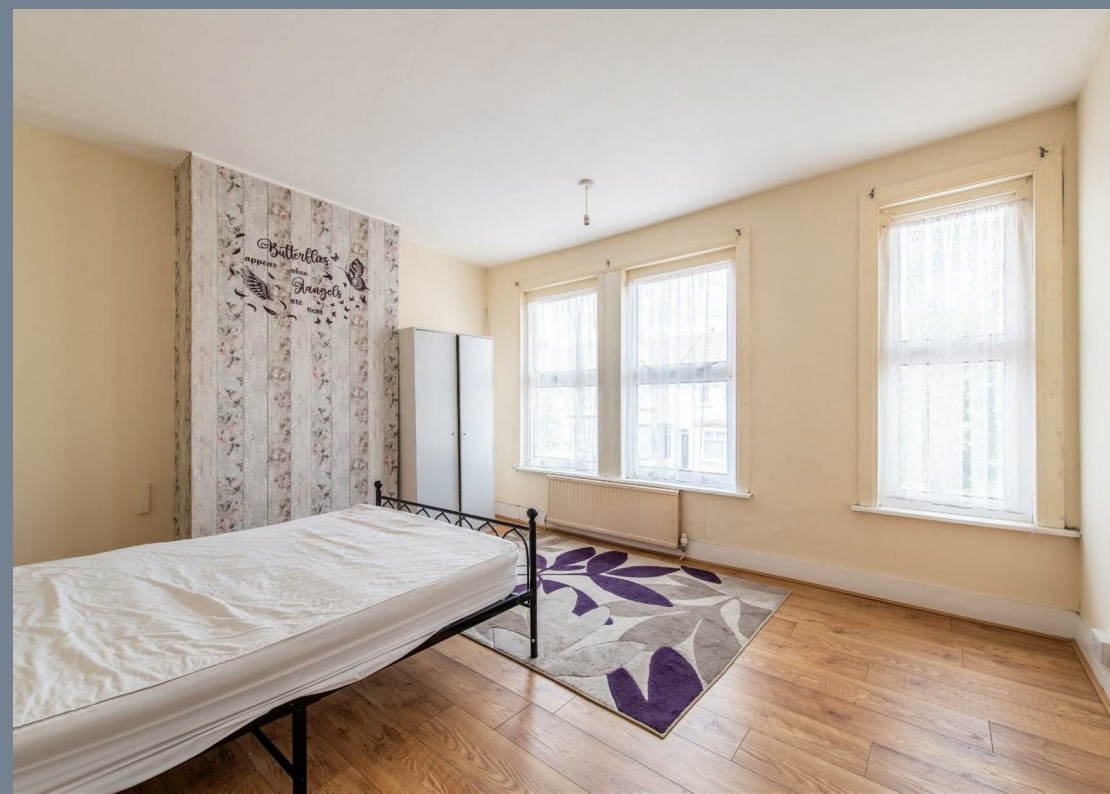
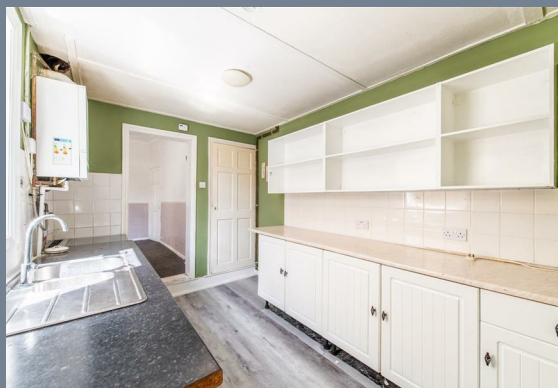
8'0 x 3'0 (2.44m x 0.91m)

Rear Garden

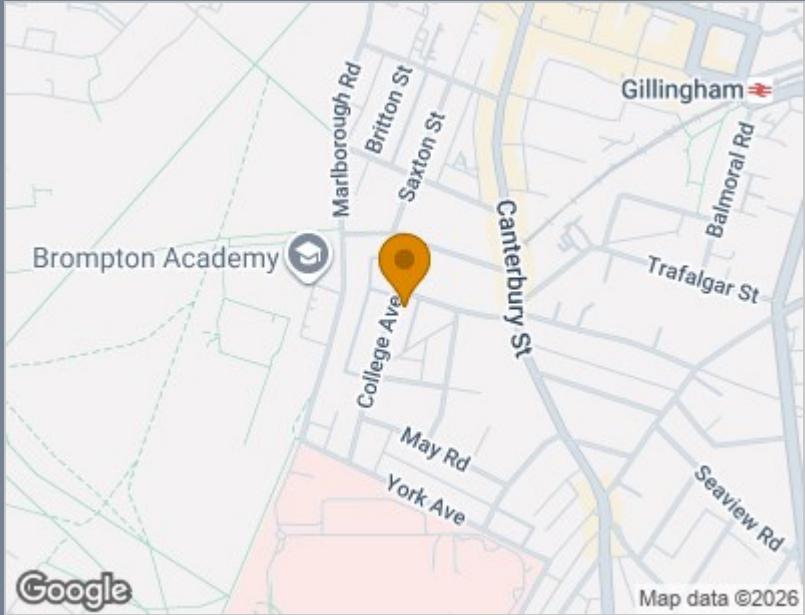
approx 41' x 15' (approx 12.50m x 4.57m)

Tenure: FREEHOLD

Council tax: BAND B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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