



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

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This chain free and very spacious three double bedroom house offers lots of space and is a great opportunity to create a lovely home. Located just a few minutes walk from Gillingham town centre & Medway Hospital and 0.5 mile from the Mainline Railway Station.

The accommodation include: 15'3 large living room, 12'7 separate dining room, 11'9 kitchen and additional rear lobby, three double bedrooms, large cellar room with a 40' rear garden.

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.

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)

En-Suite WC (former shower room)

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

Rear Garden

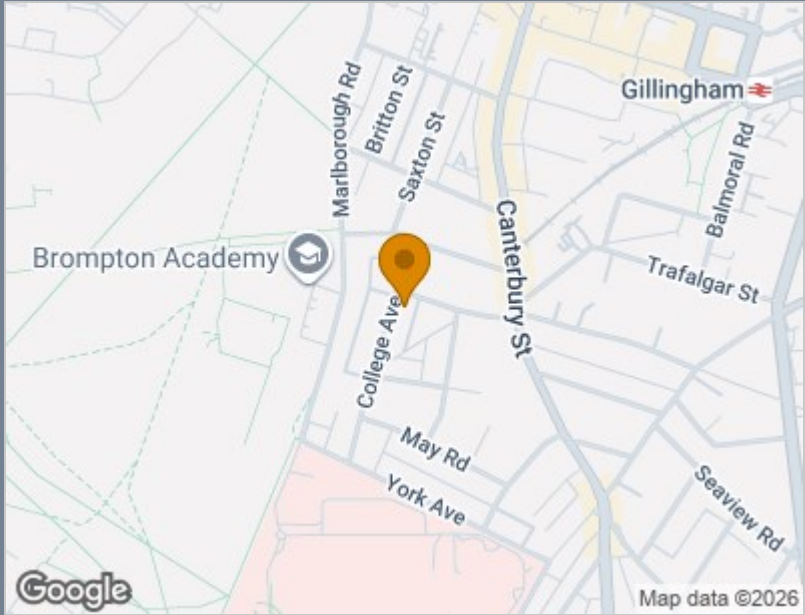
approx 41' x 15' (approx 12.50m x 4.57m)

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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