



Park Avenue

Gillingham | ME7 4AG



REAL ESTATE

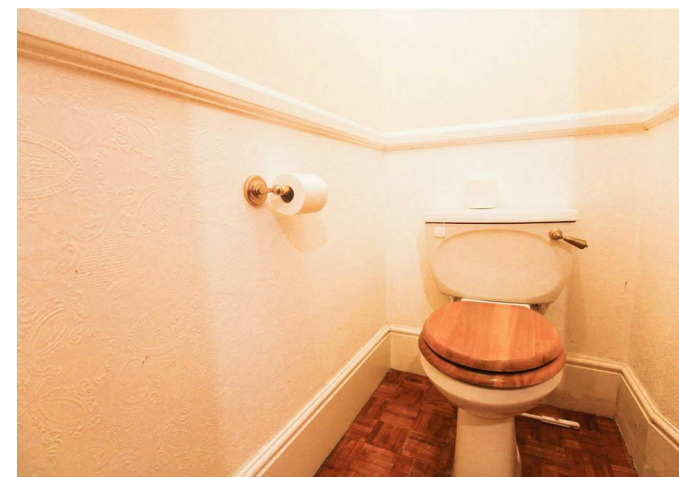
ESTATE AGENCY : REDEFINED

Park Avenue , Gillingham, ME7 4AG

CR Real Estate are delighted to offer for sale this spacious, Edwardian family home situated in a popular location near to Gillingham Park. The property does require some updating. Benefits include many period features throughout include feature fireplaces and high ceilings. Living accommodation to the ground floor is a spacious lounge, kitchen with separate dining area as well as a separate reception room which we feel would make a fantastic study or play room. There is also a cloakroom/WC. The first floor has a spacious master bedroom as well as three further bedrooms and family bathroom. There is also a useful cellar. Externally there is an enclosed garden to the rear as well as a small courtyard to the front. This family home is being offered to the market with NO ONWARD CHAIN.

- Edwardian Family Home
- No Onward Chain
- Spacious Living Accommodation
- Useful Cellar
- Four Bedrooms
- Enclosed Garden
- Cloakroom/WC
- Council Tax Band D

£390,000



Entrance Hall

Lounge

13'3 x 13'0 (4.04m x 3.96m)

Study/Play Room

11'3 x 11'1 (3.43m x 3.38m)

Kitchen

10'4 x 7'10 (3.15m x 2.39m)

Dining Room

15'5 x 11'4 (4.70m x 3.45m)

Cellar

16'9 x 13'0 (5.11m x 3.96m)

Bedroom

16'8 x 13'1 (5.08m x 3.99m)

Bedroom

11'4 x 11'0 (3.45m x 3.35m)

Bathroom

7'11 x 6'4 (2.41m x 1.93m)

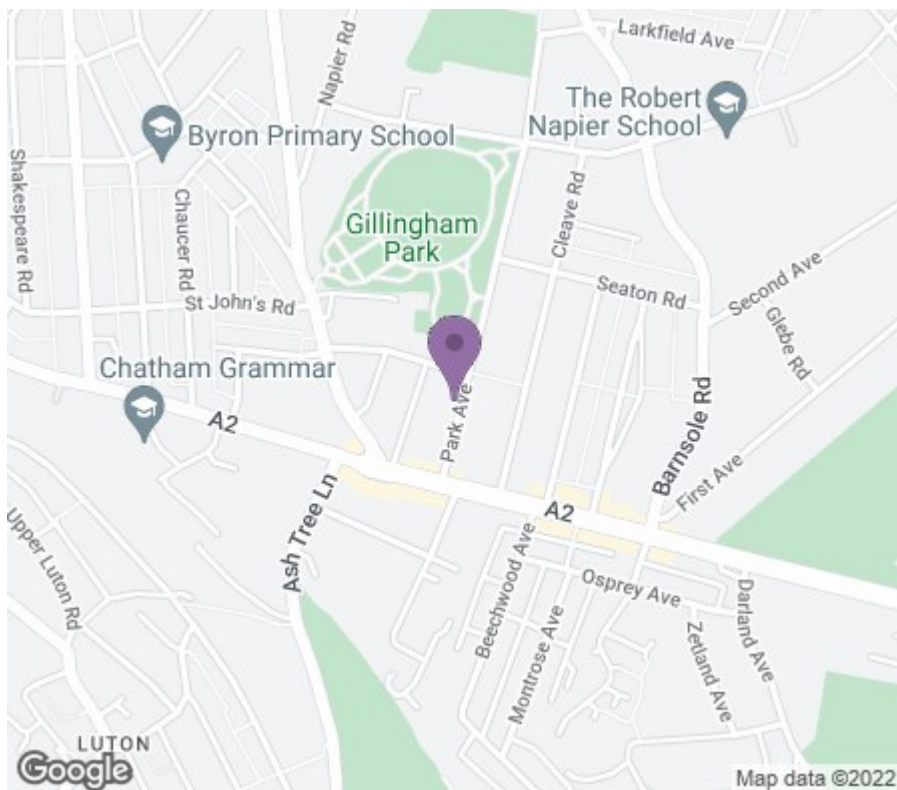
Bedroom

8'5 x 7'11 (2.57m x 2.41m)

Bedroom

11'3 x 10'6 (3.43m x 3.20m)





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.