




£300,000

Rock Avenue

Gillingham | ME7 5PT



CR Real Estate are delighted to present to the market this three-bedroom terraced property conveniently located in the popular town of Gillingham. Set over three floors, this home is perfect for any first-time buyer or growing family, and benefits from a spacious and versatile layout. Alternatively this property would also make an ideal investment opportunity for any landlord.

As you enter the home, you are greeted with an entrance hall, lounge with bay front window, separate dining room with access to the cellar space which is currently utilised as a fourth bedroom, large kitchen, and family bathroom with separate cloakroom. The first floor offers a landing space and three well sized bedrooms. Externally, this home offers an enclosed rear garden with grass lawn.

Rock Avenue is well located with a variety of local amenities, shops, parks, transport options, and schools close by including; Byron Primary School, Barnsole Primary School, Napier Community Primary & Nursery Academy, Brompton Academy, Chatham Grammar, and The Robert Napier School. Additionally, this property is only 6 minutes' walk away from Medway Maritime Hospital; and for commuters Gillingham train station is within 12 minutes' walk away and offers fantastic railway links to the surrounding areas and London.

Lounge

10'6 x 11'1 (3.20m x 3.38m)

Dining Room

11'10 x 10'6 (3.61m x 3.20m)

Kitchen

16'6 x 7'11 (5.03m x 2.41m)

Bathroom

8'0 x 5'2 (2.44m x 1.57m)

WC

3'6 x 3'4 (1.07m x 1.02m)

Bedroom

13'2 x 11'1 (4.01m x 3.38m)

Bedroom

11'10 x 8'4 (3.61m x 2.54m)

Bedroom

10'8 x 8'0 (3.25m x 2.44m)

Cellar

13'0 x 10'10 (3.96m x 3.30m)



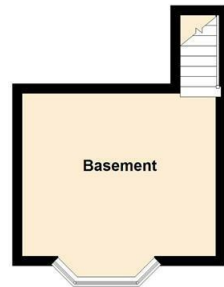
Ground Floor
Approx. 48.0 sq. metres (516.8 sq. feet)



First Floor
Approx. 37.0 sq. metres (397.8 sq. feet)



Basement
Approx. 15.1 sq. metres (162.1 sq. feet)



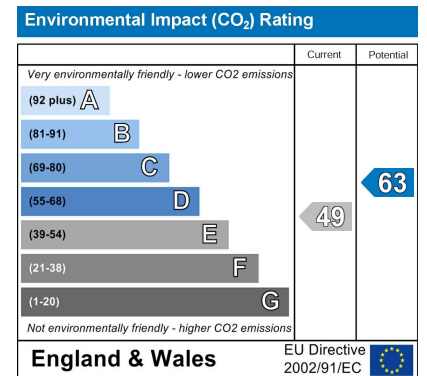
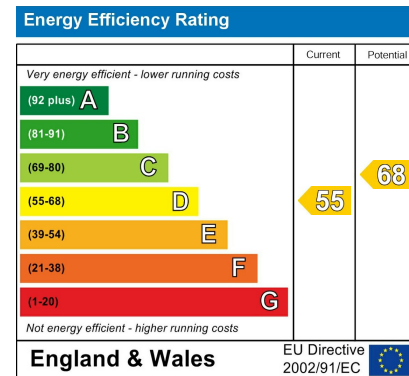
Total area: approx. 100.0 sq. metres (1076.8 sq. feet)





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