

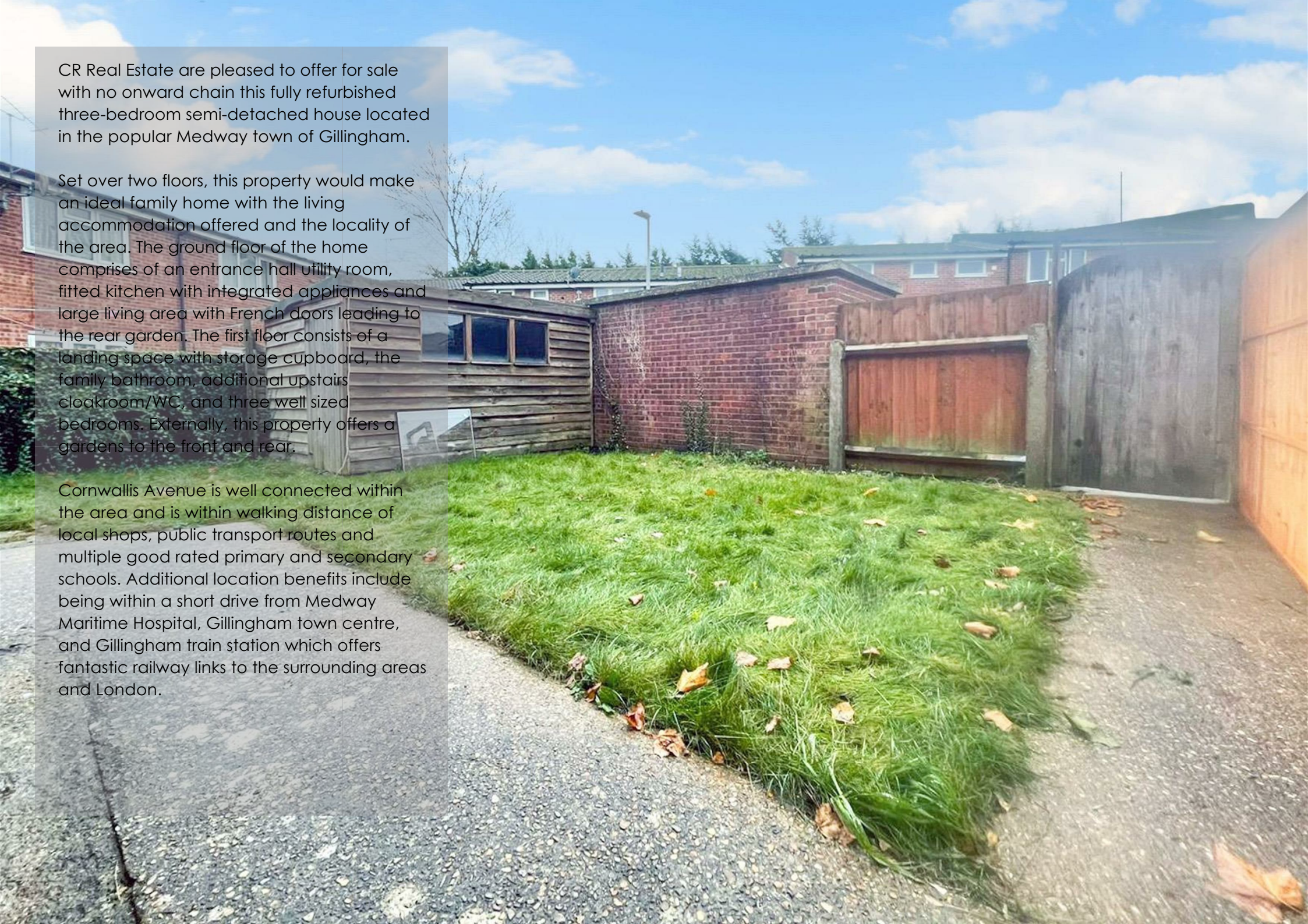


Offers In Excess Of
~~£250,000~~
Cornwallis Avenue
Gillingham | ME7 2DL

CR Real Estate are pleased to offer for sale with no onward chain this fully refurbished three-bedroom semi-detached house located in the popular Medway town of Gillingham.

Set over two floors, this property would make an ideal family home with the living accommodation offered and the locality of the area. The ground floor of the home comprises of an entrance hall utility room, fitted kitchen with integrated appliances and large living area with French doors leading to the rear garden. The first floor consists of a landing space with storage cupboard, the family bathroom, additional upstairs cloakroom/WC, and three well sized bedrooms. Externally, this property offers a gardens to the front and rear.

Cornwallis Avenue is well connected within the area and is within walking distance of local shops, public transport routes and multiple good rated primary and secondary schools. Additional location benefits include being within a short drive from Medway Maritime Hospital, Gillingham town centre, and Gillingham train station which offers fantastic railway links to the surrounding areas and London.



Entrance Hall

Living Room

19'8 x 11'5 (5.99m x 3.48m)

Kitchen

10'8 x 7'7 (3.25m x 2.31m)

Utility Room

6'7 x 5'6 (2.01m x 1.68m)

Bedroom

12'9 x 8'11 (3.89m x 2.72m)

Bedroom

12'5 x 5'6 (3.78m x 1.68m)

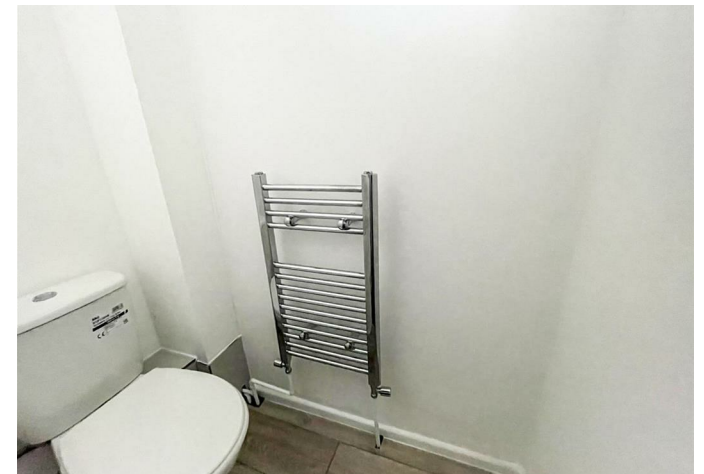
Bedroom

8'11 x 6'7 (2.72m x 2.01m)

Family Bathroom

7'6 x 6'7 (2.29m x 2.01m)

Cloakroom/WC



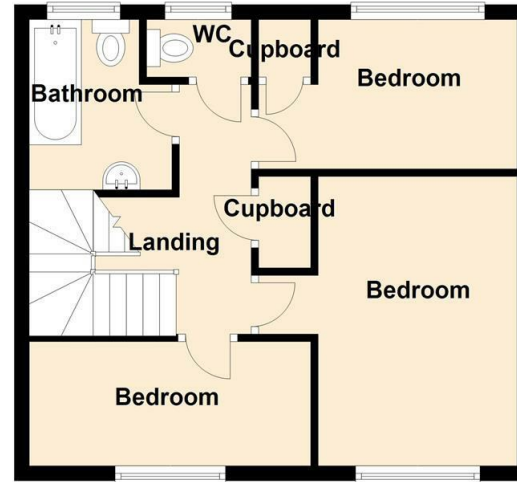
Ground Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



First Floor

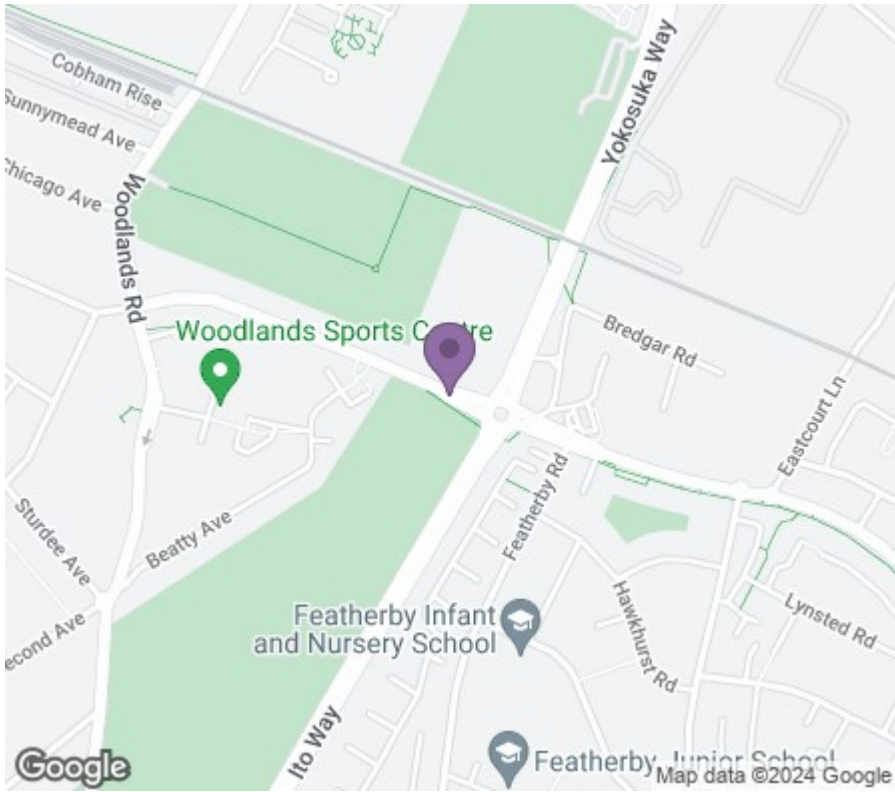
Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 78.5 sq. metres (844.6 sq. feet)







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 Gillingham
 Kent
 ME7 1BB
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.