



## Third Avenue

Gillingham | ME7 2LY



REAL ESTATE

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# Third Avenue , Gillingham, ME7 2LY

CR Real Estate are delighted to offer for sale this detached family home situated in a popular residential location in Gillingham. This property needs to be viewed internally to full appreciate the size and quality on offer.

Internal benefits include a spacious living area, modern fitted kitchen/diner and recently updated four piece family bathroom with separate shower to the ground floor. The first floor has the two double bedrooms. Externally, there is a driveway providing off street parking to the front as well as a great size garden to the rear.

Call now to arrange your appointment to view.

- Detached Family Home
- Driveway and Garage
- Great Size Garden
- Popular Residential Location
- 2 Double Bedrooms
- Modern Decor Throughout
- Recently Updated Bathroom
- Call Now to View

£340,000



Entrance Hall

Living Room

22'8 x 10'5 (6.91m x 3.18m)

Kitchen

12'1 x 9'5 (3.68m x 2.87m)

Bathroom

12'0 x 5'8 (3.66m x 1.73m)

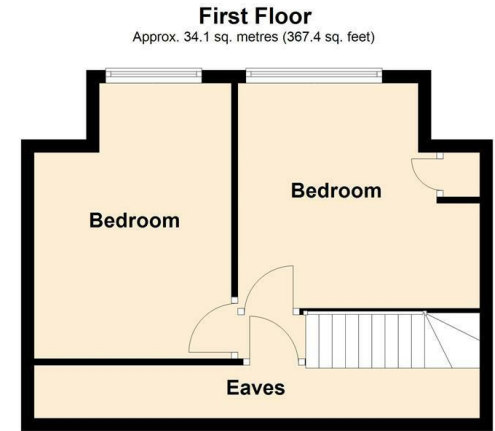
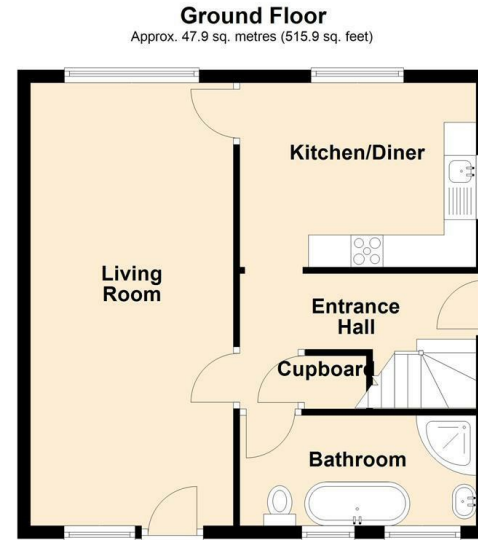
Bedroom

13'8 x 12'6 (4.17m x 3.81m)

Bedroom

13'8 x 9'11 (4.17m x 3.02m)





Total area: approx. 82.1 sq. metres (883.3 sq. feet)



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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.