



Rock Avenue

Gillingham | ME7 5PT



Rock Avenue , Gillingham, ME7 5PT

Offers Over £290,000

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.

- Three Bedrooms
- Popular Location
- No Onward Chain
- Cellar
- Spacious Kitchen
- Enclosed Rear Garden
- Bathroom & Separate W/C
- Council Tax Band B



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

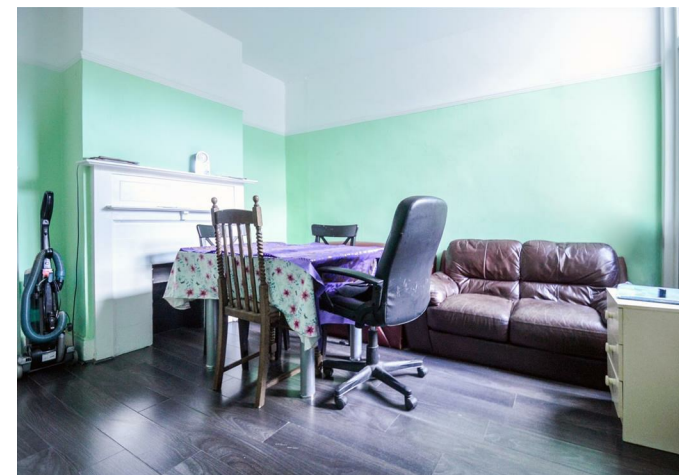
10'8 x 8'0 (3.25m x 2.44m)

Cellar

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



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





REAL ESTATE
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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		55	68
(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		49	63
(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.