



First Avenue

Gillingham | ME7 2LG



REAL ESTATE

ESTATE AGENCY · REDEFINED

First Avenue , Gillingham, ME7 2LG

Nestled in a sought-after area in Gillingham is this spacious 3-bedroom semi-detached property in First Avenue. Offered with no onward chain, homes like this one, with its combination of size, character, and condition, rarely become available, making it a unique opportunity for buyers.

Inside, the property provides a well-lit lounge with a large bay window that fills the room with natural light. The heart of the home is an expansive, modern kitchen and dining area, designed in an open-plan style with extended family space, providing ample room for entertaining. A separate utility room and a downstairs cloakroom add to the home's appeal. Upstairs, the property continues to impress with two generous double bedrooms, and a well-sized single bedroom ideal for a child's room, home office, or guest space, additionally the family bathroom is complemented by a separate W.C. Externally, the property boasts an expansive, private rear garden extending approximately 150 feet, featuring a grass lawn and a decked patio area.

First Avenue is conveniently located near popular local schools, shops, and Gillingham Train Station, making it a prime choice for commuters. Don't miss the chance to view this fantastic property - call us today to arrange your viewing and experience everything it has to offer.

Offers In Excess Of £365,000



Entrance Hall

Lounge

11'10 x 11'8 (3.61m x 3.56m)

Kitchen/Diner

17'7 x 11'10 (5.36m x 3.61m)

Family Room

10'0 x 8'11 (3.05m x 2.72m)

Utility

8'11 x 4'3 (2.72m x 1.30m)

Cloakroom/WC

Bedroom

11'10 x 10'7 (3.61m x 3.23m)

Bedroom

11'10 x 9'10 (3.61m x 3.00m)

Bedroom

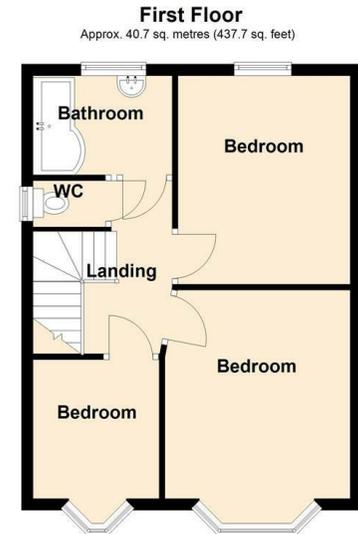
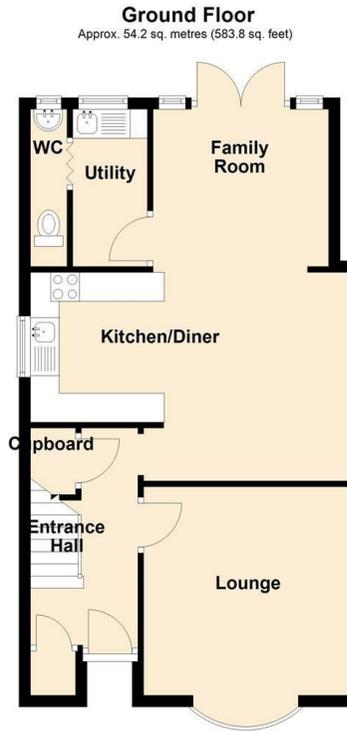
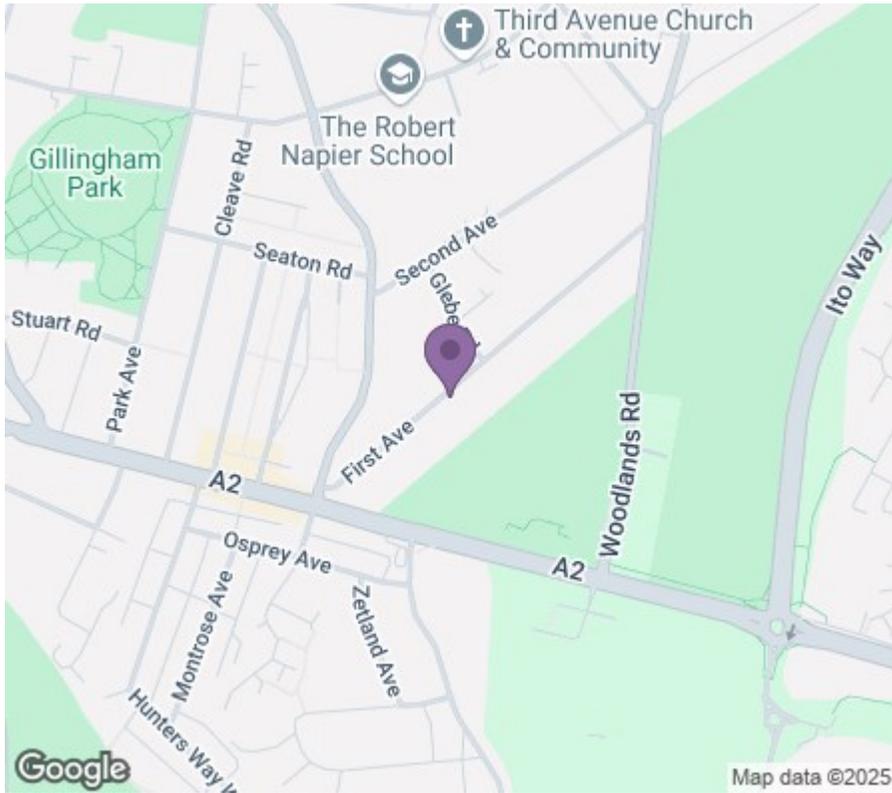
6'10 x 6'8 (2.08m x 2.03m)

Bathroom

7'2 x 5'7 (2.18m x 1.70m)

WC





Total area: approx. 94.9 sq. metres (1021.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

