



Allison Avenue

Darland | Gillingham | ME7 3BZ



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Darland, Gillingham, ME7 3BZ

Asking Price £375,000

Freehold

Robinson Michael and Jackson are delighted to offer this well presented Three Bedroom extended terrace family home situated in a highly popular Road in Darland.

Benefitting from:

- • 1171 Square Feet
- • Walking distance to local amenities
- • Walking distance to excellent local schools
- • Walking distance to the Darland Banks
- • Stunning Kitchen To Rear
- • Newly Fitted Roof in 2021
- • Fully Re-plumbed in 2019
- • Viewing Highly Recommended
- Council Tax: C
- EPC Rating: C



Accommodation

Entrance Hall 4.4m x 1.68m (14'5" x 5'6") Double glazed door to front. Under stairs storage. Radiator. Stairs to first floor. Carpet.

Living Room 4.37m x 4.37m (14'4" x 14'4") Double glazed bay window to front. Radiator. Carpet.

Kitchen /Family Room 7.82m x 5.84m (25'8" x 19'2") Double glazed patio door to rear. Double glazed window to rear. Range of wall and base units with work surface over. Island with fitted storage. space for oven. Integrated dishwasher. Integrated wine cooler. Radiator. Tiled Flooring.

Cloakroom/Utility room 2.34m x 1m (7'8" x 3'3") Low level WC. Wash hand basin. Space for washer and dryer. Wall mounted boiler. Tiled.

Landing 3.05m x 2.06m (10' x 6'9") Access to loft via ladder. Carpet.

Bedroom One 4.45m x 3.7m (14'7" x 12'2") Double glazed bay window to front. Radiator. Carpet.

Bedroom Two 3.7m x 3.68m (12'2" x 12'1") Double glazed window to rear. Radiator. Carpet.

Bedroom Three 2.2m x 2.06m (7'3" x 6'9") Double glazed window to front. Radiator. Carpet.

Bathroom 2.06m x 1.96m (6'9" x 6'5") Double glazed window to rear. Low level WC. Wash hand basin. Panelled bath with shower over. Heated towel rail. Tiled flooring.

Exterior

Garden Patio and Laid to lawn. Rear access. North facing. Fenced in. Outside tap. Access to garage.

Garage 5.72m x 2.92m (18'9" x 9'7") Electric shutter door. Power and lighting.

Parking Block paved driveway to front.



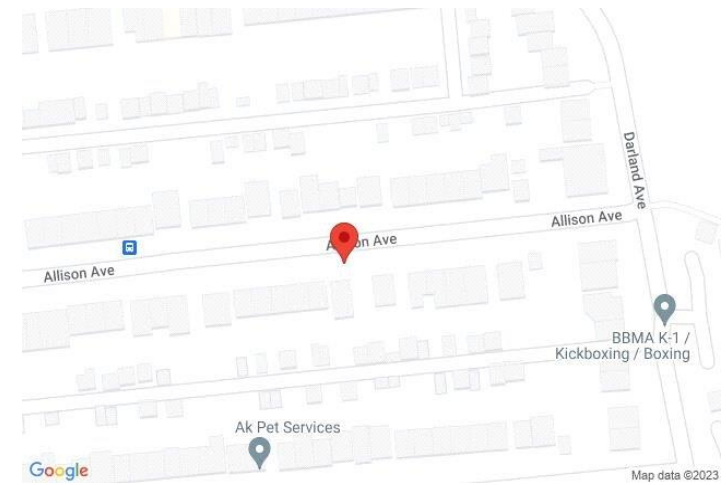


Additional Information

Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Planet Ice Skating Rink, the Ski & Snowboard centre and Great Lines Heritage Park





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.



(All distances & times are approximates)

**FOR MORE INFORMATION
CONTACT US TODAY.**

Lee Franklin - Branch Partner

01634 263000

Robinson Michael & Jackson

17 High Street,

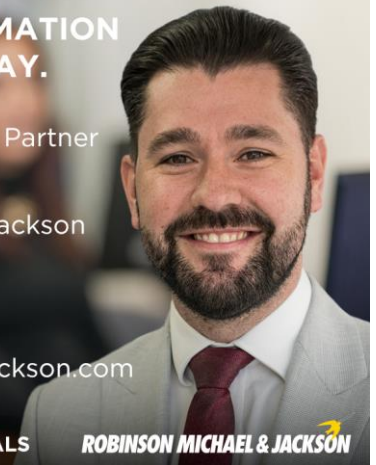
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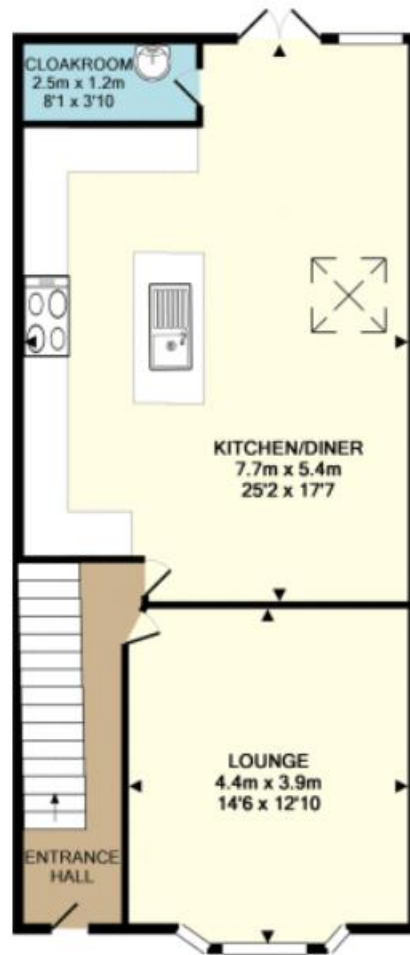
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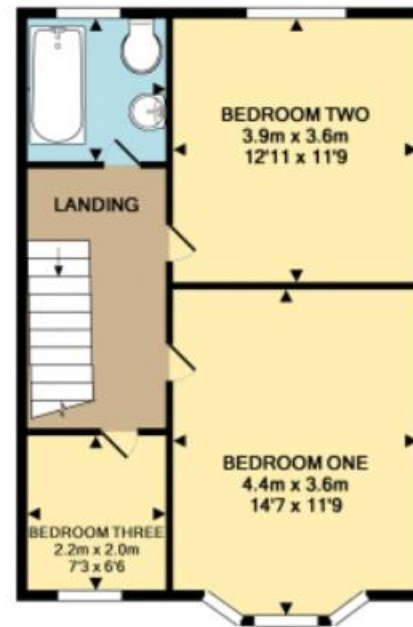
SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON





GROUND FLOOR
APPROX. FLOOR
AREA 65.2 SQ.M.
(702 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.6 SQ.M.
(469 SQ.FT.)

TOTAL APPROX. FLOOR AREA 108.8 SQ.M. (1171 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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