



Montrose Avenue

Darland | Gillingham | ME5 7HX



LETTERS

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Montrose Avenue

Darland, Gillingham, ME5 7HX

Guide Price £350,000 to £375,000
Freehold

Charming 3-bed terrace in Darland. Original features, modern touches, potential loft conversion. Landscaped garden, soundproofed office, driveway.

Benefitting from:

- 1364.1 Square Feet
- Situated in the Popular Area of Darland
- Walking Distance to Darland Banks
- Impeccable Attention to Detail Throughout
- Seamless Combination of Original Features with Modern Aesthetics
- Original Front and Internal Doors
- Potential for Loft Conversion (subject to consents)
- Refitted Kitchen with Large Larder
- Utility Room and Downstairs Cloakroom
- Soundproofed Garden Room/Office with Air Conditioning
- Landscaped Garden
- Block Paved Driveway to Rear
- Council Tax: C
- EPC Rating: C



Accommodation

Entrance Original Front door.

Entrance Hall Stairs to first floor. Understairs storage with motion sensor light. Radiator. Carpet.

Lounge 4.37m x 4.3m (14'4" x 14'1") Double glazed bay window to front. Fireplace. Radiator. Carpet.

Dining Room 3.96m x 3.58m (13' x 11'9") Double glazed sliding door to rear. Fireplace. Radiator. Wood effect floor.

Kitchen 3.56m x 2.3m (11'8" x 7'7") Window to rear. Range of wall and base units with quartz worktops over. Space for cooker and appliances. Tiled floor.

Larder Motion sensor light.

Utility Room 3.7m x 1.55m (12'2" x 5'1") Double glazed door to rear. Double glazed window to side. Enclosed boiler. Space for washing machine. Tiled floor.

Cloakroom 1.65m x 1.04m (5'5" x 3'5") Double glazed window to rear. Low level WC. Pedestal hand wash basin. Heated towel rail. Tiled floor.

Landing Loft Access (electrics, plumbing and heating ready for loft conversion). Airing Cupboard. Carpet.

Bedroom One 5.2m x 3.76m (17'1" x 12'4") Double glazed window to front. Fitted wardrobes with concealed TV space. Radiator. Carpet.

Bedroom Two 3.68m x 3.66m (12'1" x 12') Double glazed window to rear. Fireplace. Radiator. Carpet.

Bedroom Three 2.29m x 2.06m (7'6" x 6'9") Double glazed window to front. Radiator. Carpet.

Family Bathroom 2.3m x 1.98m (7'7" x 6'6") Double glazed window to rear. Low level WC. Pedestal hand wash basin. Panelled bath with shower over. Victorian style towel rail. Part tiled walls. Tiled floor.

Exterior

Rear Garden 11.58m (38') Patio. Fence enclosed. Shed.

Garden Room/Office 3.05m x 1.6m (10' x 5'3") Steel entrance door. Double glazed window to front. Soundproofed. Air Con. Light and Power. Carpet.





Driveway Block paved to rear accessed via private road.

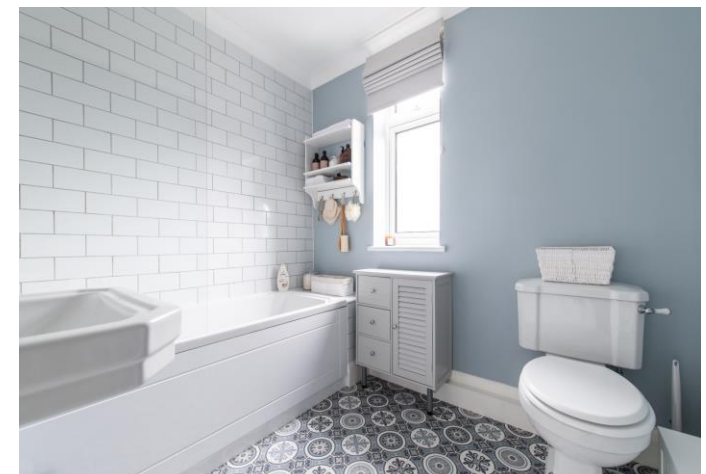
The Property is on Mains drainage to sewer.

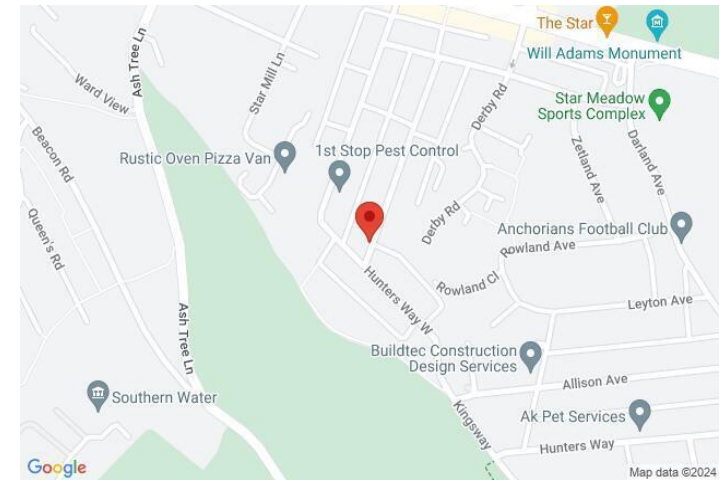
Additional Information

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

Key facts for buyers





Important Notice

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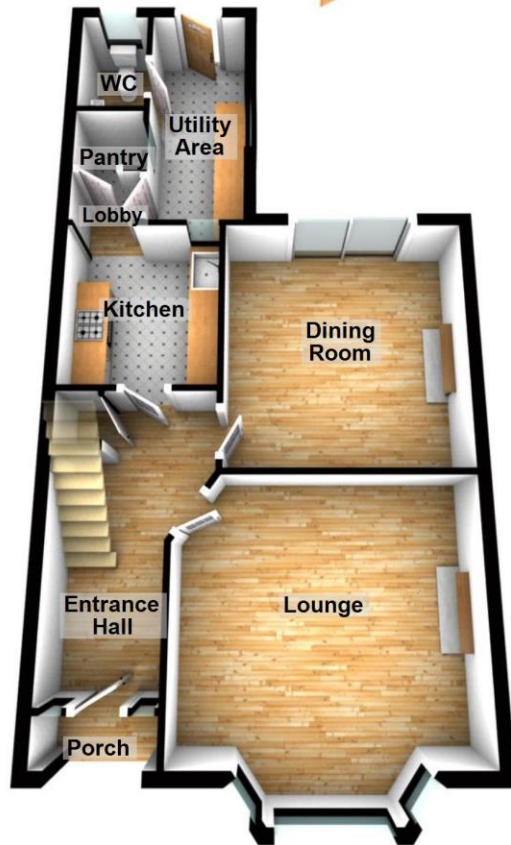
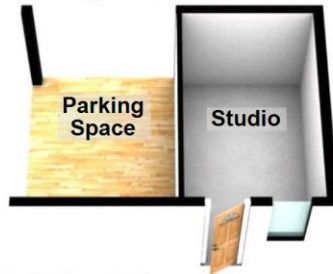
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ROBINSON MICHAEL & JACKSON

Ground Floor

Approx. 868.5 sq. feet



First Floor

Approx. 495.6 sq. feet



Total area: approx. 1364.1 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.
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