



Canadian Avenue

Gillingham | Kent | ME7 2DW



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Gillingham, Kent, ME7 2DW

Asking Price £340,000
Freehold

Robinson Michael and Jackson are pleased to offer large four bed property with parking to the front and walking distance from the train station and local amenities.

Benefitting from:

- 1341.2 Square Feet
- 0.8 Miles to Gillingham Station
- 1.3 Miles to Medway Maritime Hospital
- Excellent Local Amenities
- Excellent Local Schools
- Four Double Bedrooms
- Block Paved Driveway to Front
- Viewing Highly Recommended
- Council Tax: C
- EPC Rating: C



Accommodation

Entrance Hallway 3.45m x 1.63m (11'4" x 5'4") Door to front. Understairs storage. Stairs to first floor. Carpet. Radiator.

Lounge 4.14m x 4.1m (13'7" x 13'5") Double glazed bay window to front. Laminate flooring. Radiator.

Dining Room 3.45m x 3.35m (11'4" x 11') Laminate flooring.

Kitchen 5.05m x 4.78m (16'7" x 15'8") Double glazed door and window to rear. Range of wall and base units with worksurface over. Space for appliances. Vinyl floor tiles. Radiator.

Bedroom One 4.57m x 3.45m (15' x 11'4") Double glazed window to rear. Freestanding bedroom furniture. Floor boards.

Bedroom Two 4.14m x 4.14m (13'7" x 13'7") Two velux windows to rear. Eaves storage and storage cupboard. Boiler in recess. Vinyl floor tiles. Radiator.

Bedroom Three 4.98m x 3.53m (16'4" x 11'7") Double glazed window to front. Floor boards. Radiator.

Bedroom Four 2.18m x 2.67m (7'2" x 8'9") Double glazed window to front. Radiator.

Bathroom 1.96m x 1.63m (6'5" x 5'4") Double glazed window to rear. Low level WC. Wash hand basin. Heated towel rail. Tiled flooring.

Exterior

Rear Garden Laid to lawn. Boarded edges. Summerhouse. Fenced in. Patio seating area.

Parking Block paved driveway to front.

Property has drainage to a public 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

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.


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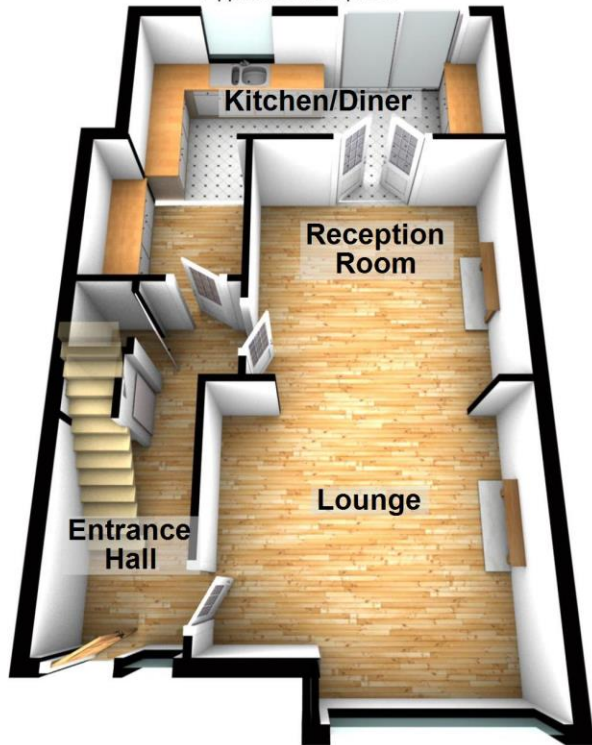
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ROBINSON MICHAEL & JACKSON

Ground Floor

Approx. 561.3 sq. feet



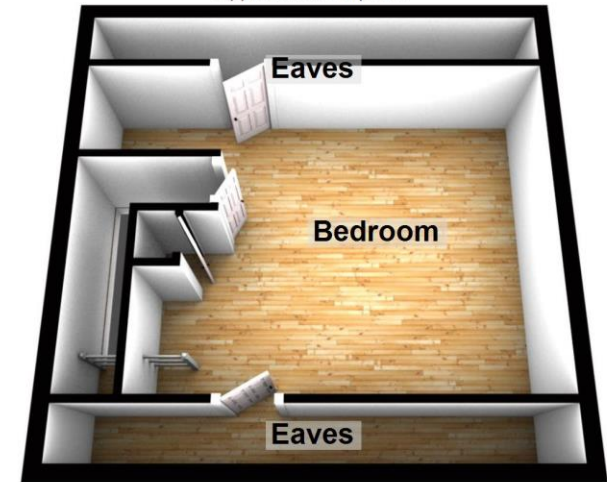
First Floor

Approx. 422.9 sq. feet



Second Floor

Approx. 357.1 sq. feet



Total area: approx. 1341.2 sq. feet

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