



# First Avenue

Gillingham | Kent | ME7 2LF







# First Avenue

Gillingham, Kent, ME7 2LF

Asking Price £575,000  
Freehold

Welcome to your dream Period home in First Avenue Gillingham. This enchanting one of a kind detached home offers an exceptional living experience that seamlessly blends elegance with Period features.

Upon entering the property's expansive \*Square Feet\* square feet, you'll be immediately captivated by the sense of space and freedom that abounds. Sitting on a 0.11 acre plot this property offer ample opportunity for growth.

This incredible Period home offers more than just walls and windows; it provides an opportunity to embrace a lifestyle that many only dream of. So don't miss this chance to make this Property your own and be prepared to fall in love with the serenity, charm, and grace that it offers.

## Benefitting from:

- 1968.8 Square Feet
- 0.11 Acre Plot
- 1.3 Mile to Gillingham Train Station
- Lots of Period Charm Throughout
- Large North West Facing Garden
- Excellent Local Schools
- Excellent Local Amenities
- Pebbled Driveway to Front
- Viewing Highly Recommended
- Council Tax: D
- EPC Rating: D





## Accommodation

**Entrance Hallway** 4.06m x 1.98m (13'4" x 6'6") Door to front. Stairs to first floor. Understairs storage. Cellar access. Radiator.

**Cellar** 4.34m x 4.34m (14'3" x 14'3") Double glazed window to front. Radiator.

**Cloakroom** 1.42m x 1.1m (4'8" x 3'7") Low level WC. Wash hand basin. Tiled flooring.

**Lounge** 4.4m x 3.58m (14'5" x 11'9") Double glazed bay window to front. Decorative fire surround. Carpet. Three radiators.

**Dining Room** 3.84m x 3.35m (12'7" x 11') Wooden flooring. Radiator. Gas burner.

**Reception Room** 2.97m x 1.88m (9'9" x 6'2") Double glazed door to rear. Double glazed window to side. Tiled flooring. Radiator.

**Conservatory** 5.82m x 5.2m (19'1" x 17'1") Double glazed surround. Double glazed doors to rear. Tiled flooring. Radiator.

**Kitchen** 5.72m x 4.78m (18'9" x 15'8") Double glazed window to side. Two velux windows. Range of wall and base units with worksurface over. Oven and gas hob. Space for appliances. Wall mounted combi boiler. Laminate flooring.

**Ground Floor Wet Room** 1.12m x 0.97m (3'8" x 3'2") Double glazed velux window. Shower.

**Landing** Double glazed window to side. Stairs to second floor. Wooden flooring.

**Bedroom One** 3.7m x 3.28m (12'2" x 10'9") Double glazed window to rear. Carpet. Radiator.

**Bedroom Two** 3.73m x 3.28m (12'3" x 10'9") Two double glazed windows to front. Carpet. Radiator.

**Bedroom Three** 3.15m x 2.97m (10'4" x 9'9") Double glazed window to rear. Carpet. Radiator.

**Bedroom Four/Study** 3.2m x 1.52m (10'6" x 5') Double glazed velux window to front. Fitted wardrobes. Laminate flooring. Radiator.

**Bedroom Five** 2.24m x 1.9m (7'4" x 6'3") Double glazed window to front. Carpet. Radiator.

**Bathroom** 2.26m x 1.93m (7'5" x 6'4") Double glazed window to rear. Low level WC. Pedestal wash hand basin. Bath with shower over. Storage cupboard. Heated towel rail. Carpet.

**Bathroom Two** 2.2m x 1.68m (7'3" x 5'6") Double glazed window to rear. Low level WC. Wash hand basin. Bath with shower over. Heated towel rail. Vinyl flooring.







## Exterior

**Rear Garden** Approx 45.72m (Approx 150') Patio and lawn. Side access. Fenced in. North West Facing. Approximately 150ft. Outside power. Outside tap.

**Parking** Pebbled driveway to front for multiple cars.

## Keys facts for buyers



## Additional Information

Discover the allure of Rainham and Gillingham, nestled in the heart of the Medway Towns. These neighbouring communities offer a unique blend of tranquillity and convenience, with picturesque landscapes and excellent transport links, including direct train services to London city centre. Residents benefit from a variety of shopping destinations such as Hempstead Valley Shopping Centre and Gillingham Business Retail Park, along with a plethora of local pubs and restaurants to enjoy. Both towns boast well-respected schools, including Rainham Mark Grammar, ensuring quality education for families.

Moreover, Rainham and Gillingham provide ample open space and recreational 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. This abundance of amenities caters to diverse interests and lifestyles, making these towns not just places to live, but communities to thrive in.







## Important Notice

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**ROBINSON MICHAEL & JACKSON**





Total area: approx. 1968.8 sq. feet

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