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www.harrisonsreeve.com



29 First Avenue

• Gillingham

Price: Offers In Excess Of £550,000





29, First Avenue, ME7 2LH  
Offers In Excess Of £550,000

- 3 BEDROOM FABULOUS EDWARDIAN SEMI DETACHED PERIOD FAMILY HOME
- POPULAR UPPER GILLINGHAM LOCATION, CLOSE TO GILLINGHAM PARK & AMENITIES
- GARAGE AND DRIVEWAY FOR 1 VEHICLE
- APPROX 1,807 SQ FT ( INCLUDING CELLAR)
- LARGE FAMILY BATHROOM, EN-SUITE SHOWER ROOM & DOWNSTAIRS WC
- EXTENSIVE LANDSCAPED REAR GARDEN WITH SUMMERHOUSE
- OPEN PLAN KITCHEN/BREAKFAST/DINING AREA & SEPARATE LOUNGE
- IMMACULATE CONDITION; TURN-KEY PROPERTY
- EPC RATING "D", MEDWAY COUNCIL TAX BAND "D"

Nestled on the charming First Avenue in Gillingham, this delightful Edwardian semi-detached house offers a perfect blend of classic elegance and modern living. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra room for guests.

The two bathrooms ensure convenience for all occupants, while the open plan accommodation creates a welcoming atmosphere that enhances the flow of natural light throughout the home. The landscaped rear garden, extending approximately 120' feet, is a true highlight, featuring a summer house that invites you to enjoy the outdoors in comfort and style.

Parking is a breeze with space for two vehicles, a valuable asset in this desirable area. The property is conveniently located near Gillingham Park, as well as a variety of local shops, schools, and amenities, ensuring that everything you need is just a stone's throw away.

This charming home is not just a place to live; it is a sanctuary that offers both tranquillity and accessibility. Whether you are looking to settle down or invest, this property presents an excellent opportunity to embrace a vibrant community in Gillingham. Don't miss the chance to make this lovely house your new home.

#### Entrance Hall

**Lounge**  
16'6" into bay x 13'4" (5.04m into bay x 4.08m)

**Dining Area**  
13'11" x 11'10" (4.25m x 3.63m)

**Kitchen/Breakfast Room**  
18'4" x 8'2" (5.60m x 2.50m)

#### WC

**Garden Room**  
8'11" x 6'7" (2.72m x 2.03m)

#### Cellar

#### Landing

**Bedroom 1**  
16'7" x 13'5" (5.08m x 4.10m)

#### En-Suite Shower Room

**Bedroom 2**  
11'9" x 10'11" (3.60m x 3.35m)

**Bedroom 3**  
11'7" x 8'6" (3.54m x 2.60m)

#### Bathroom

#### Exterior

#### Rear Garden

**Garage**  
17'11" x 11'8" (5.48m x 3.56m)

#### Frontage





### AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.

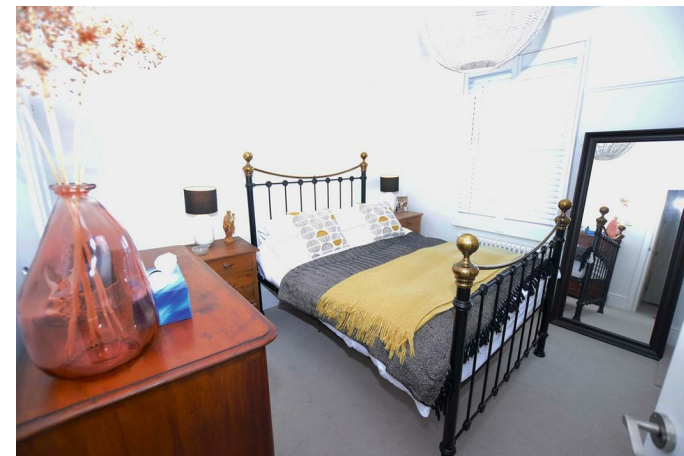
Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Harrisons Reeve Harrisons Reeve Office**  
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### Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

### Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

### NB

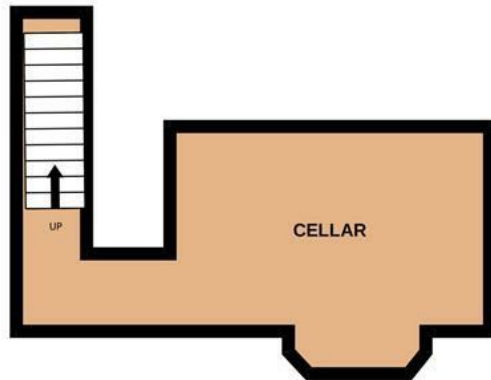
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henschurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.







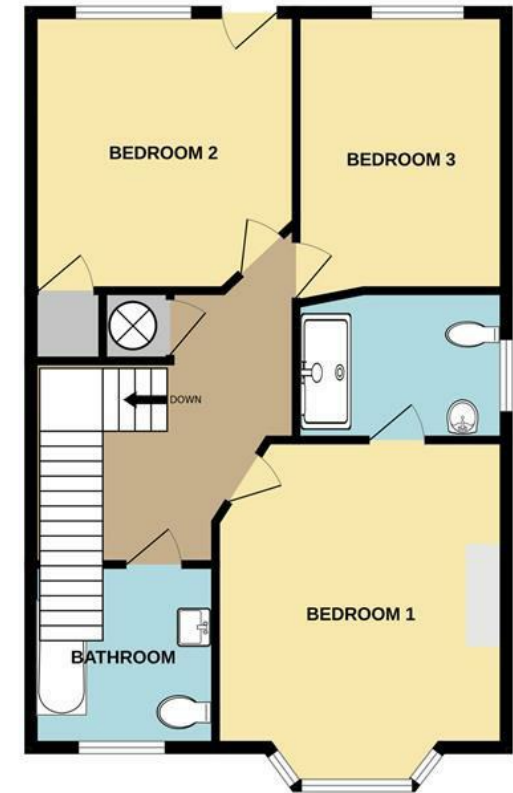
**BASEMENT**  
201 sq.ft. (18.6 sq.m.) approx.



**GROUND FLOOR**  
894 sq.ft. (83.1 sq.m.) approx.



**1ST FLOOR**  
712 sq.ft. (66.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1807 sq.ft. (167.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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