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2 Carlton Avenue

• Gillingham

Price: £350,000





2, Carlton Avenue, , ME7 2JU  
£350,000

- THREE BEDROOM END OF TERRACE
- GARAGE
- DRIVEWAY
- DOWNSTAIRS WC
- EXTENDED KITCHEN
- PERIOD FEATURES
- SEPARATE DINING ROOM
- CLOSE TO SCHOOLS & AMENITIES
- CTAX BAND: C
- EPC RATING: AWAITED

Located in the charming area of Carlton Avenue in Gillingham, this delightful end-terrace home offers a perfect blend of modern living and period charm. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, while the downstairs WC adds convenience for guests and family alike.

The property boasts a well-maintained bathroom, ensuring comfort and practicality for everyday living. One of the standout features of this home is the generous parking space, accommodating up to three vehicles, along with a garage and a driveway, making it a rare find in the area.

The house retains several period features, adding character and warmth to the living spaces. These charming details create a unique atmosphere that sets this property apart from others.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Gillingham. This end-terrace house is not just a place to live; it is a place to create lasting memories. Don't miss the opportunity to make this lovely property your new home.

EPC Rating: Awaited.

**Storm Porch**  
5'2" x 2'6" (1.58m x 0.78m)

**Entrance Hall**  
5'8" x 15'6" (1.75m x 4.73m)



**Kitchen**  
7'11" x 11'0" (2.42m x 3.37m)

**Dining Room**  
11'6" x 13'1" (widest points) (3.53m x 3.99m (widest points))

**Lounge**  
13'1" x 12'9" (4.00m x 3.90m)

**Downstairs WC**  
2'7" x 5'9" (0.81m x 1.76m)

**Landing**  
6'7" x 11'1" (2.03m x 3.38m)

**Bedroom 1**  
11'0" x 12'9" (3.36m x 3.90m)

**Bedroom 2**  
12'2" x 13'1" (widest points) (3.73m x 3.99m (widest points))

**Bedroom 3**  
6'7" x 8'1" (2.03m x 2.47m)

**Bathroom**  
8'0" x 6'5" (2.46m x 1.98m)

**Garage**  
8'1" x 15'7" (2.47m x 4.75m)

**Garden**

**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



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





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

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GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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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