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REEVE



43 Second Avenue

• Gillingham

Price: Guide Price £325,000



43, Second Avenue, , ME7 2HY
Guide Price £325,000

- PRICED AT £325,000 to £350,000
- THREE DOUBLE BEDROOMS
- POTENTIAL TO MAKE A 4TH BEDROOM
- 80FT LONG GARDEN
- KITCHEN/DINER
- EN-SUITE SHOWER ROOM
- CONSERVATORY
- FAMILY BATH/SHOWER ROOM
- MEDWAY COUNCIL TAX BAND C
- EPC RATING E

Harrisons Reeve are pleased to be marketing this terraced house in Second Avenue, Gillingham priced at offers in the region of £325,000- £350,000.

The property benefits from a fantastic garden approx 80' x 40'. This garden will be perfect for entertaining with plenty of seating areas, trees, shrubs, decking areas and easy to manage artificial lawn.

The property comprises of entrance hall, lounge, kitchen/diner, conservatory and there are THREE DOUBLE bedrooms, (with potential for a fourth bedroom), bathroom and en-suite.

EPC rating - E
Medway council tax band C

GROUND FLOOR

ENTRANCE HALL

14'1" x 4'11" (4.3 x 1.5)

With stairs leading to the first floor, two under stairs storage cupboards and there is a radiator.

LOUNGE

12'5" x 10'5" (3.8 x 3.2)

With bay window to the front and a radiator.

DINING ROOM

12'1" x 9'2" (3.7 x 2.8)

With radiator and French doors leading to the conservatory.

KITCHEN

9'2" x 7'2" (2.8 x 2.2)

With black worktops and matching white units. There is a stainless steel sink with drainer. There is an electric oven and hob, extractor fan above, double glazed window to the rear and there is space and plumbing for a washing machine.

CONSERVATORY + STORAGE

12'5" x 7'10" 7'10" x 3'7" (3.8 x 2.4 2.4 x 1.1)

With French doors leading to the rear garden and two double glazed windows to the rear. There is a radiator and an open storage area.

FIRST FLOOR

LANDING

4'7" x 1'11" (1.4 x 0.6)

Radiator and double glazed window to the front.

BEDROOM 2

15'5" x 12'5" (4.7 x 3.8)

With bay window to the front, two double built in wardrobes and a radiator.

BEDROOM 3

12'5" x 8'10" (3.8 x 2.7)

With double glazed window and a radiator.

SNUG/STUDY

7'6" x 5'6" (2.3 x 1.7)

This area is currently open and previously used as an office space. There is potential to turn this into a fourth bedroom or study.

BATHROOM

7'6" x 7'2" (2.3 x 2.2)

Suite comprising of bath, walk in shower cubicle, low level WC and wall mounted sink. There is a frosted double glazed window to the rear and a radiator.

SECOND FLOOR

BEDROOM 1

19'0" x 12'1" (5.8 x 3.7)

With two sky light double glazed windows, double glazed window to the rear and storage cupboard.

SHOWER ROOM

6'2" x 4'3" (1.9 x 1.3)

White suite comprising of corner shower cubicle, low level WC, wall mounted sink with vanity unit, radiator and frosted double glazed window.

GARDENS

FRONT - Metal gate leading to the low maintenance garden with trees and shrubs.

REAR - This garden is approx 80ft long. The current owners have spent lots of time maintaining and loving their outside space. The garden has seating areas perfect for entertaining family and friends and there are decked areas. There is an outside tap, pond and shed.

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 Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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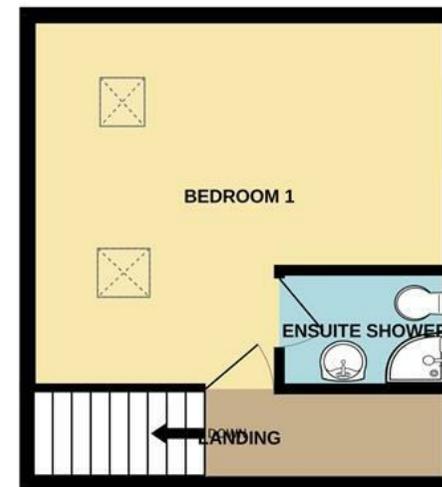
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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