



# 14 Chada Avenue

Gillingham ME7 4BN

**Offers Over £350,000**



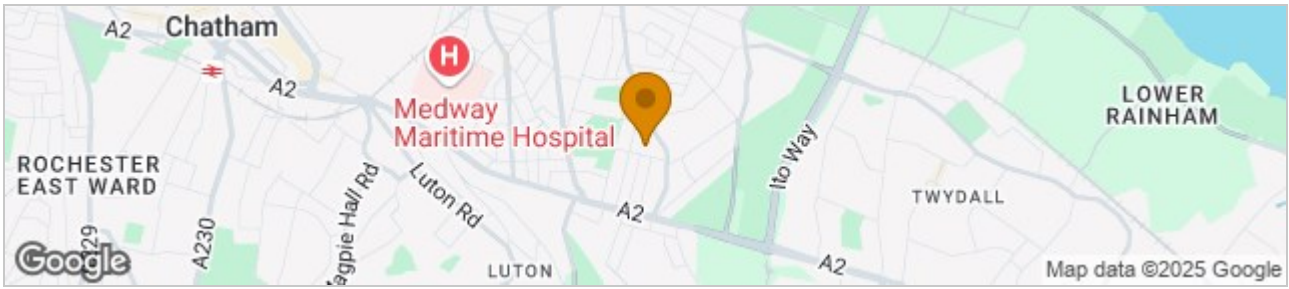
**CHAIN FREE.** Nestled on the charming Chada Avenue in Gillingham, this delightful mid-terrace house, built in the 1930s, presents an excellent opportunity for families and first-time buyers alike. Spanning an impressive 1,033 square feet, the property boasts three well-proportioned bedrooms and two inviting reception rooms, perfect for both relaxation and entertaining.

As you enter, you will be greeted by a stylish kitchen that seamlessly flows into a utility room, enhancing the practicality of daily living. The conservatory, currently utilised as a play area, adds a touch of versatility to the home, while a convenient downstairs toilet ensures ease for family and guests alike. The first-floor family bathroom is well-appointed, catering to the needs of a busy household. Externally, the property features a generously sized rear garden, ideal for outdoor activities and gatherings. A garage provides additional storage or parking options, while the driveway at the front accommodates up to two vehicles, making it a practical choice for those with multiple cars. This residence is offered with no forward chain, allowing for a smooth transition into your new home. The property is situated in a prime location, close to essential amenities, including the Medway Maritime Hospital, local schools catering to all ages, and the picturesque Gillingham Park, perfect for leisurely strolls or family outings.




With a council tax band of C and a boiler installed just six years ago, this home combines comfort and convenience in a sought-after area. Do not miss the chance to make this charming 1930s house your own.



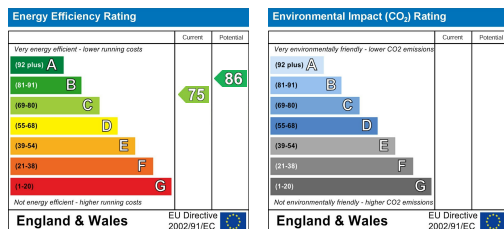
## Area Map



## Floor Plans

 <p style="text-align: center;"><b>Ground Floor Building 1</b></p>	 <p style="text-align: center;"><b>Floor 1 Building 1</b></p>	 <p><b>Approximate total area<sup>®</sup></b> 1169.61 ft<sup>2</sup> 108.66 m<sup>2</sup></p>
 <p style="text-align: center;"><b>Ground Floor Building 2</b></p>	<p>(1) Excluding balconies and terraces.</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p style="text-align: right;">GIRAFFE360</p>	

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.