



# 14 Chada Avenue

Gillingham ME7 4BN

**Offers Over £350,000**



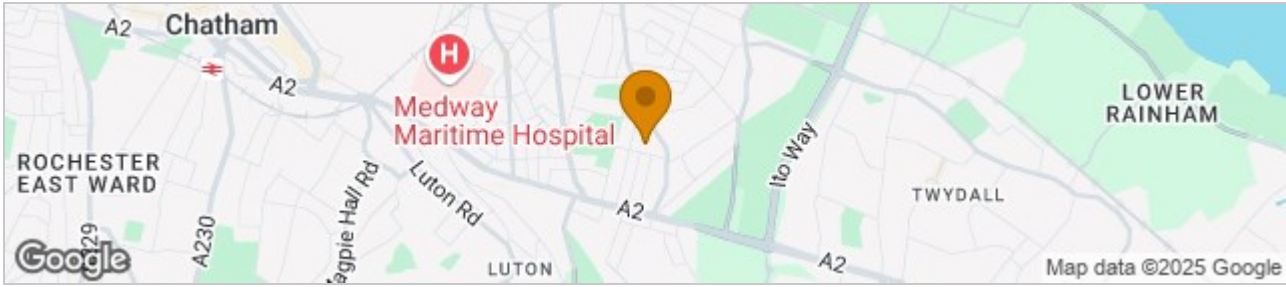
**CHAIN FREE.** Nestled on the charming Chada Avenue in Gillingham, this delightful mid-terrace house, built in the 1930s, presents an excellent opportunity for families and first-time buyers alike. Spanning an impressive 1,033 square feet, the property boasts three well-proportioned bedrooms and two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



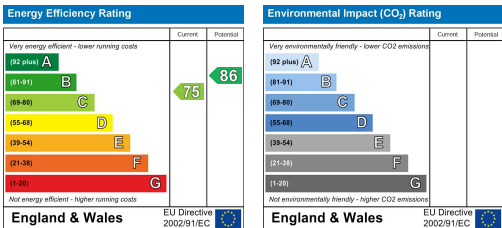
# Area Map



# Floor Plans

<p><b>Ground Floor Building 1</b></p>	<p><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><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><b>GIRAFFE360</b></p>

# Energy Efficiency Graph



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