WRIGHT & Co
estate agents
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First Avenue, Gillingham, Kent, ME7 2LG

Offers In Excess Of £410,000

- Investment Project
- 4 Excellent Sized Bedrooms
- Requires Modernisation
- Beautiful Rear Garden - Backed onto Golf Course

34 First Avenue, Gillingham ME7 2LG

We are delighted to offer for sale this impressive 4 bedroom period detached property, located in the prestigious First Avenue of Upper Gillingham, with large established garden backing onto Gillingham Golf Course.

The property offers the buyer looking for a blank canvas to inject their own personal touch as this home does now require modernisation and improvement.

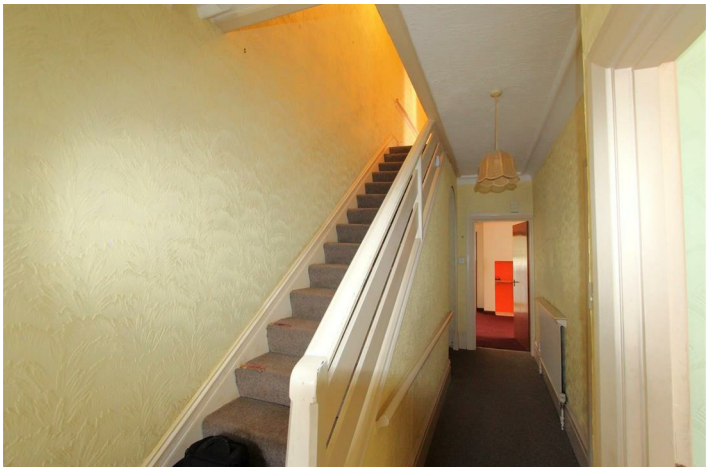
Upon entering the property, one is immediately impressive by the sheer size on offer, with a large hallway leading to 3 reception rooms, kitchen and downstairs toilet. One the first floor, one will find 4 generous bedrooms and a bathroom. There is also a boxed in staircase leading to a very spacious loft room. - Ideal playroom or for storage. The property also features a cellar which could also be used for extra storage, accessed via the hallway.

This property would we believe lend itself to further extension, subject to the usual planning consent being obtained.

A large established rear garden all goes together to blend this property an ideal family home with plenty of room for the family to relax and enjoy.

4 1 3 F

Council Tax Band:



Entrance Door To

Entrance Porch Door To

Hallway
Staircase to first floor level
Understairs door to cellar
Radiator

Lounge
18'0" x 13'1"
Bay window to front
Radiator

Dining Room
13'1" x 12'5"
Window to side
Radiator

Breakfast Room
20'0" x 14'5"
Window to side
Radiator
Door to

Rear Lobby
Door to garden

Cellar
Dry, light and power
Could be converted to a playroom/study

Downstairs Toilet
W/C
Pedestal wash hand basin

First Floor Landling (FFL)
Radiator
Access to all room on this level

Bedroom 1
18'0" x 13'1"
Bay window to front
Radiator

Bedroom 2
13'5" x 12'5"
Window to rear
Radiator

Bedroom 3
11'1" x 9'2"
Window to side
Radiator

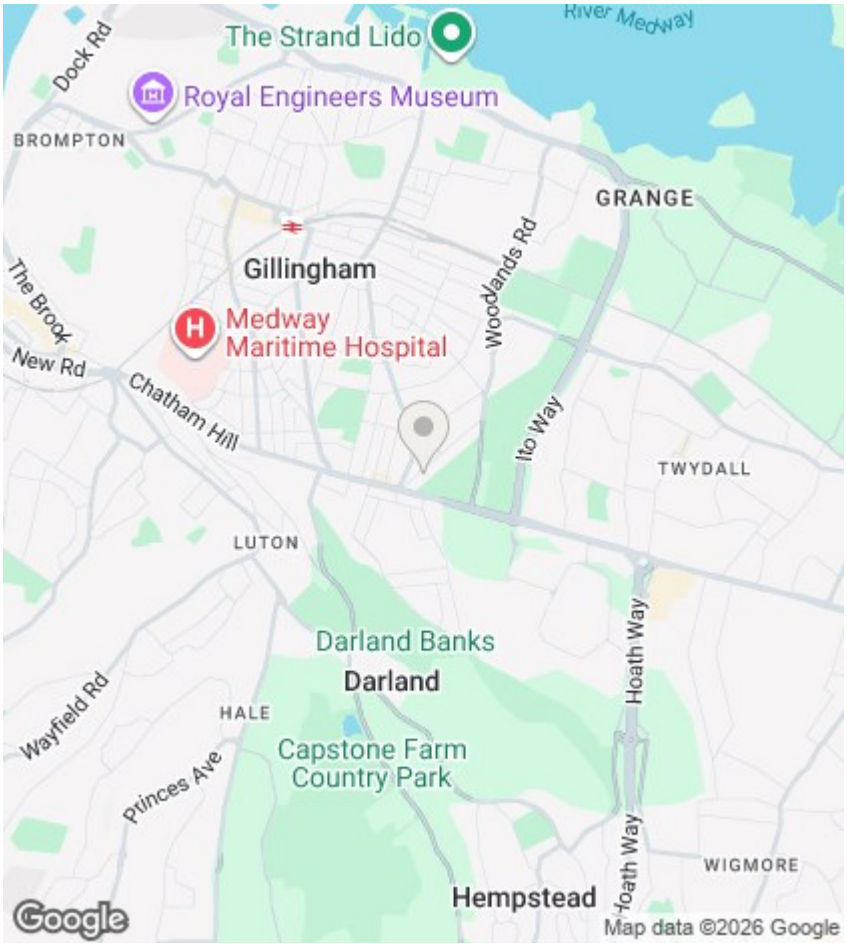
Bedroom 4
12'1" x 10'2"
Window to rear
Radiator

Bathroom
5'4" x 5'4"
Window to front
Panelled bath with shower
Wash hand basin
Low Level W/C

Loft Room
19'8" x 15'1"

Outside

Rear Garden
Here you will find a large established garden not overlooked and backing onto a Golf Course
A host of bushes, shrubs, trees including a monkey puzzle tree!
Side access to front garden



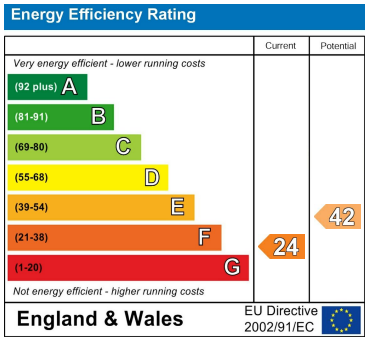
Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:

F



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