



Connells

South Avenue
GILLINGHAM

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GILLINGHAM ME8 6EF

for sale offers in excess of
£375,000



Property Description

Situated in a highly sought-after location, this attractive and spacious four bedroom family home offers well proportioned accommodation throughout, good sized garden and a garage to the rear.

The ground floor features a welcoming entrance hall leading to a bright and comfortable living room, while to the rear a generous kitchen/diner provides the perfect space for family life and entertaining. With ample worktop and storage space, together with room for a dining table, this sociable area forms the heart of the home and enjoys views over the rear garden.

To the first floor are three well-sized bedrooms and a family bathroom, all presented in good order. The loft conversion adds a fourth bedroom benefitting from an en suite.

Externally, the property benefits from an enclosed rear garden providing a pleasant outdoor space for relaxing and entertaining. A garage located to the rear offers secure parking, storage or workshop potential.

The property is ideally positioned within easy reach of local amenities, highly regarded schools, transport links and recreational facilities, making it an excellent choice for families, first-time buyers and those looking to upsize.

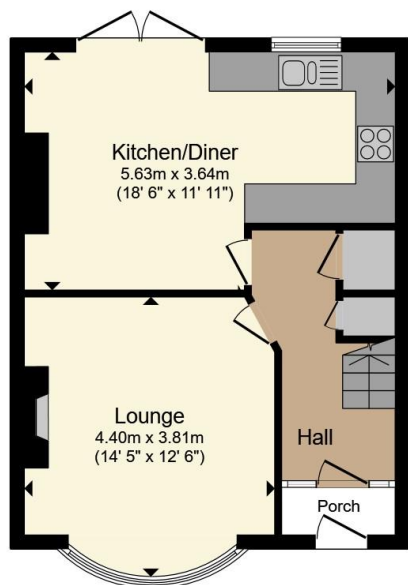
Early viewing is highly recommended to fully appreciate the space, versatility and desirable location this home has to offer.



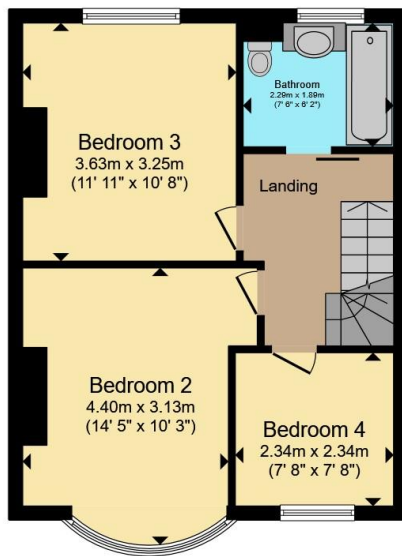
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

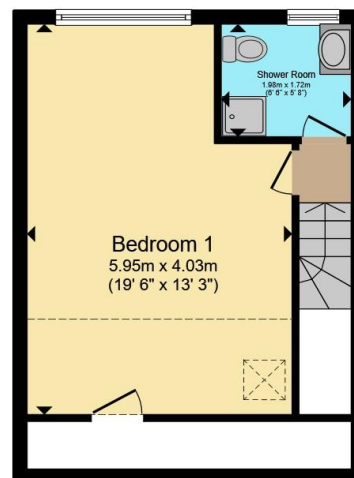




Ground Floor



First Floor



Second Floor

Total floor area 113.6 m² (1,223 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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21 High Street
RAINHAM ME8 7HX

EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/RAL104066

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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