



FOR SALE

Rock Avenue, Gillingham

4 Bedroom, End of Terrace
2 Reception Rooms, Large Kitchen/Diner
2 Ground Floor Shower Rooms
Bedroom with En Suite, Family Bathroom,
Cellar, Garden, EPC Rating D, Council Tax Band C

£400,000



Spacious Four-Bedroom End-of-Terrace Family Home – Upper Gillingham

Phoenix Property Services are delighted to offer for sale this substantial four-bedroom end-of-terrace family home, ideally situated in the popular Upper Gillingham area.

Offering an impressive amount of living accommodation arranged over three floors, together with a large cellar, this versatile property would make an excellent family home and may also appeal to buyers looking for a spacious investment opportunity. The property has had a new kitchen recently fitted.

Accommodation

The ground floor opens into an entrance hallway leading to two generously sized reception rooms, providing plenty of space for both living and dining.

To the rear is a large kitchen/diner, offering excellent everyday family space with access out to the garden. The ground floor also benefits from two separate shower rooms, while stairs provide access to a large cellar, offering valuable additional storage and potential for a variety of uses.

On the first floor are three double bedrooms, one benefiting from its own en-suite shower room, together with a separate family bathroom.

The converted top floor provides a fourth double bedroom, creating an excellent principal bedroom, guest room, home office or additional family space.

Outside

To the rear is an east-facing garden measuring approximately 50' x 20', designed to be relatively easy to maintain and providing a good-sized outdoor space for entertaining, children or relaxing.



Location

Rock Avenue is conveniently positioned for Medway Maritime Hospital, making the property particularly well placed for hospital staff and those requiring easy access to the surrounding area.

Gillingham town centre and Gillingham railway station are also within easy reach, providing mainline services towards London. A good selection of local shops, schools, amenities and public transport links can be found nearby.

Key Features

Four Double Bedrooms

Substantial End-of-Terrace Family Home

Two Generously Sized Reception Rooms

Large Kitchen/Diner with New Kitchen

Large Cellar

Two Ground-Floor Shower Rooms

En-Suite Shower Room

Separate Family Bathroom

Converted Loft / Fourth Double Bedroom

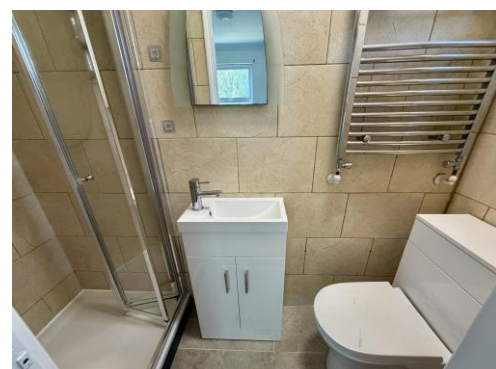
Approximately 50' x 20' East-Facing Rear Garden

Close to Medway Maritime Hospital

Convenient for Gillingham Station & Town Centre

Excellent Family Home or Investment Opportunity

Early viewing is highly recommended to appreciate the size and versatility of the accommodation on offer. Contact Phoenix Property Services to arrange your viewing.



Phoenix Property Services are delighted to offer this substantial four-bedroom end-of-terrace home in Upper Gillingham. Offering two reception rooms, large kitchen/diner, cellar, four double bedrooms, four bathrooms/shower rooms and an east-facing garden. Close to Medway Hospital.



Floor Plan

CELLAR
294 sq.ft. (27.3 sq.m.) approx.

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.

1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.

2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 2235 sq.ft. (207.6 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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All services connected but none tested - Measurement by sonic tape and may have some variation
Viewing strictly by appointment with Phoenix Property Services 54 Watling Street, Gillingham
ME7 2YN Telephone 01634 575 575 Viewings may be arranged at a mutually convenient time
including weekends
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