



Station Road

Rainham | Gillingham | ME8 7QY



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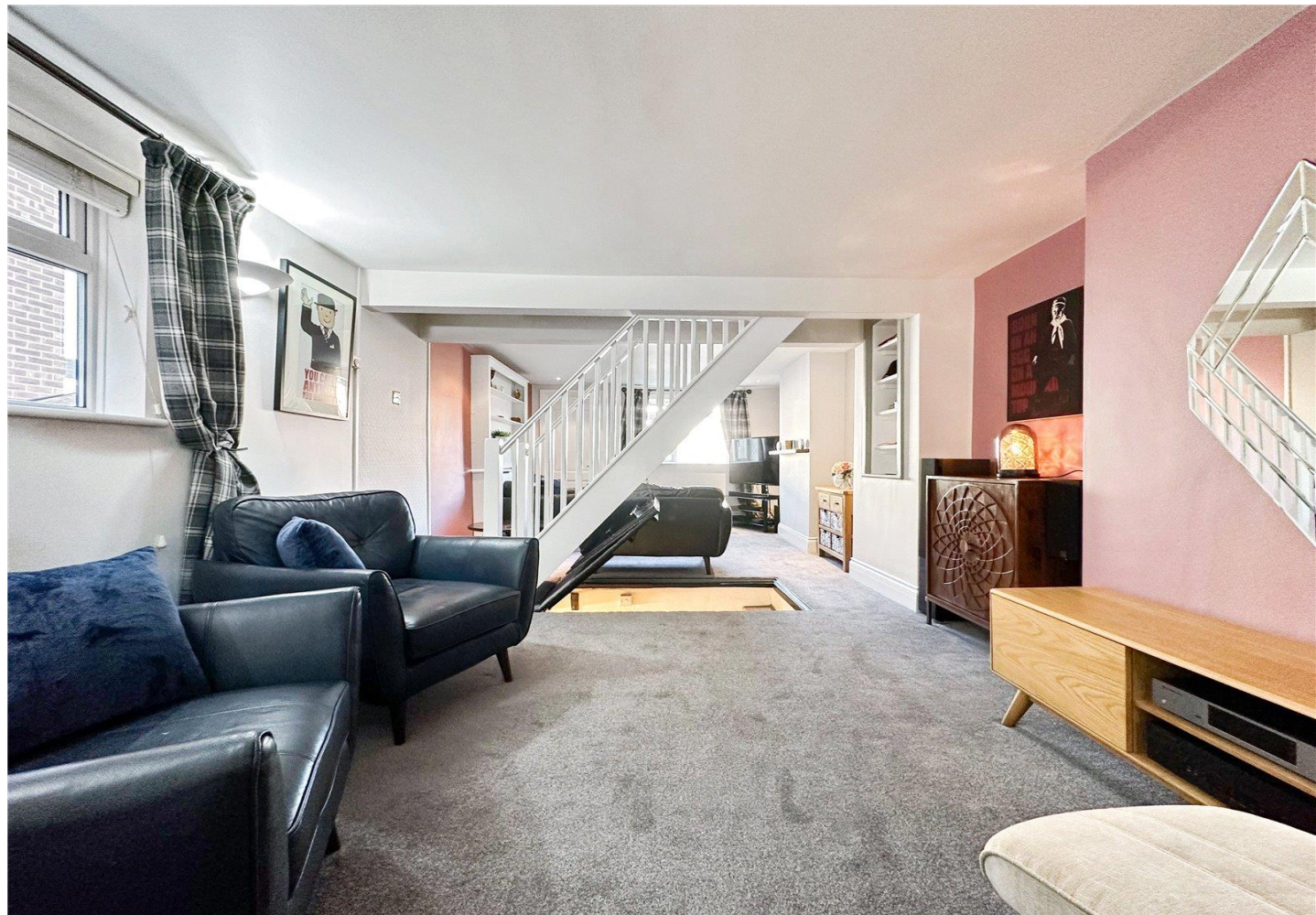
Rainham, Gillingham, ME8 7QY

Asking Price £285,000
Freehold

Charming 2-bed, 1079.1 sqft end-of-terrace in Rainham. Modern kitchen, cellar rooms, landscaped garden, and driveway. Just 0.35 miles to Rainham Train Station.

Benefitting from:

- 1079.1 Square Feet
- 0.35 Miles to Rainham Train Station
- Modern Kitchen
- Useful Cellar Rooms
- Two Double Bedrooms
- Landscaped Garden with Hydrotherapy Hot Tub
- Block Paved Driveway
- Council Tax: B
- EPC Rating: D



Accommodation

Entrance Porch Double glazed door to side. Double glazed window to rear. Coir matting floor.

Lounge/Diner 8.53m x 3.66m (28' x 12') Double glazed window to front. Carpet. Stairs to first floor. Stairs to cellar. Inset spotlights.

Cellar Room 1 3.68m x 1.22m (12'1" x 4') L-Shaped. Double glazed window to front. Carpet. Radiator.

Cellar Room 2 2.44m x 2.13m (8' x 7') Smooth ceiling. Carpet.

Kitchen 3.35m x 2.44m (11' x 8') Frosted double glazed window to side. Skylight. Range of wall and base units with granite work surface over. Stainless steel sink with granite splash backs. Built in appliances to include fridge/freezer, two ovens (one is microwave/grill), induction hob. Wall mounted enclosed boiler. Tiled flooring.

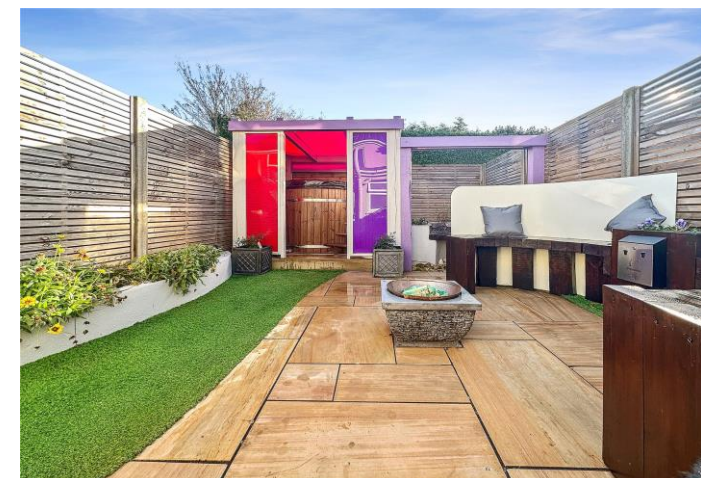
Outer Lobby Frosted double glazed window to rear. Tiled flooring. Radiator.

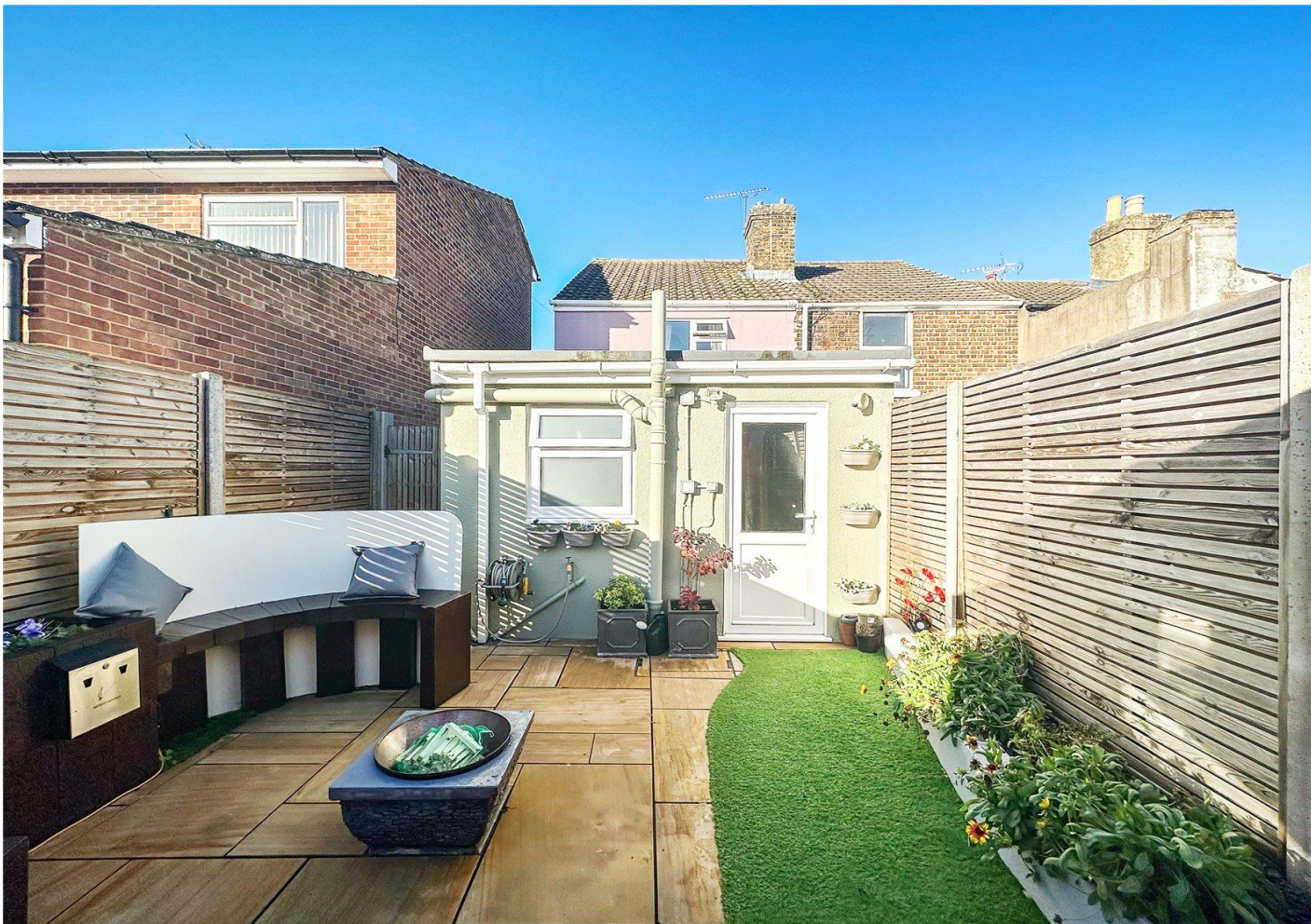
Bathroom Frosted double glazed window to rear. Low level wc. Pedestal hand wash basin with granite worktop. Panelled bath with shower over. Tiled walls and flooring. Heated towel rail.

Bedroom One 3.9m x 3.66m (12'10" x 12') Double glazed window to rear. Radiator. Carpet.

Bedroom Two 3.66m x 3.66m (12' x 12') Double glazed window to front. Laminate flooring. Radiator.

Upstairs WC Low level WC.





Exterior

Rear Garden Patio. Astro turf. Outside power points. Lighting in flower beds. Hydrotherapy hot tub with lighting. Rain shower water feature. Fire pit. Outside tap. Security sensor light.

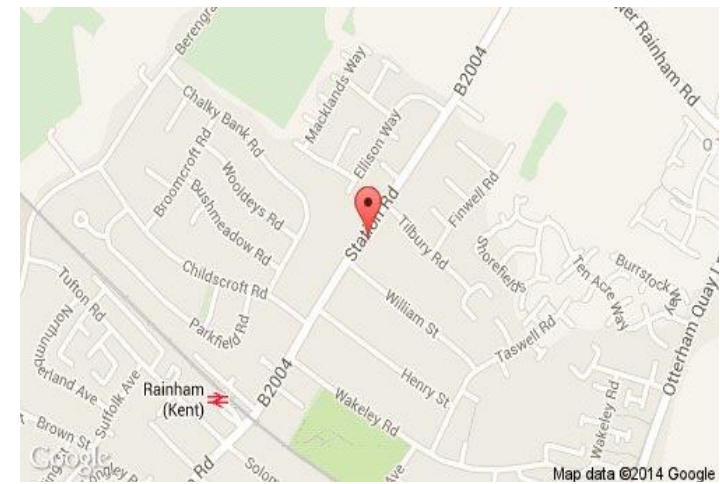
Driveway Block paved to front.

Additional Information

Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Silver Blades Ice Rink, the Ski & Snowboard centre and Great Lines Heritage Park.





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.



**FOR MORE INFORMATION
CONTACT US TODAY.**

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ROBINSON MICHAEL & JACKSON





Total area: approx. 1079.1 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.
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