



Holding Street | Rainham, Kent, ME8 7JP



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Asking Price £250,000

Freehold

EPC = D

**ROBINSON MICHAEL & JACKSON**

Our service will **move** you

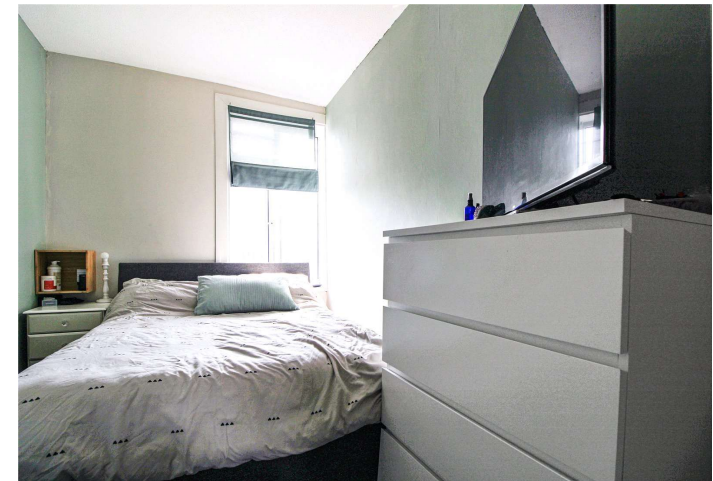


## Holding Street, Rainham

Robinson Michael and Jackson are delighted to offer this three-bed property in a central location with driveway to front!

### Property Features

- 0.25 miles to Rainham Train Station
- Driveway to front
- Council Tax Band B (£1,369 p/yr)
- Modern Bathroom
- Perfect first-time purchase
- Great Location
- Viewing Advised





## Interior

**Entrance Hall** Door to front. Stairs to first floor.

**Lounge** 4.32m x 3.25m (14'2" x 10'8") Double glazed window to front. Textured ceiling with wooden beams. Gas fire. Wooden flooring.

**Kitchen** 4.47m x 2.4m (14'8" x 7'10") Double glazed window to rear. Textured ceiling. Integrated washing machine, dishwasher, fridge and freezer. Built in oven and hob with extractor fan. Sink and drainer. Radiator. Tiled flooring. Storage cupboard.

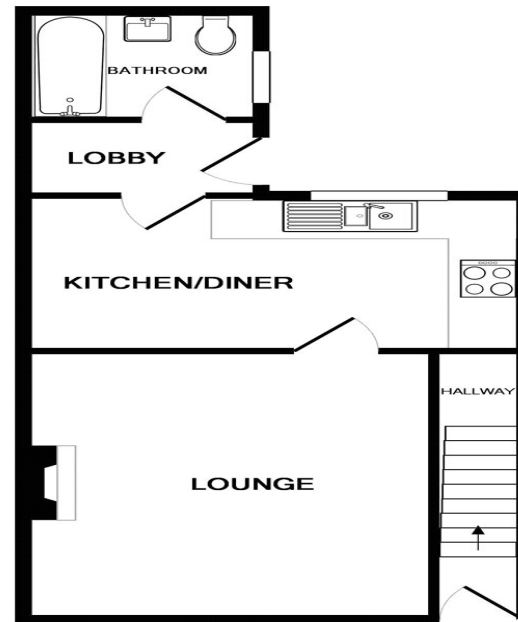
**Bathroom** 2.13m x 1.52m (7' x 5') Frosted double glazed window to rear. Textured ceiling. Bath with electric shower over. Low level wc. Wash hand basin. Radiator. Tiled flooring.

**Landing** Textured ceiling. Carpet.

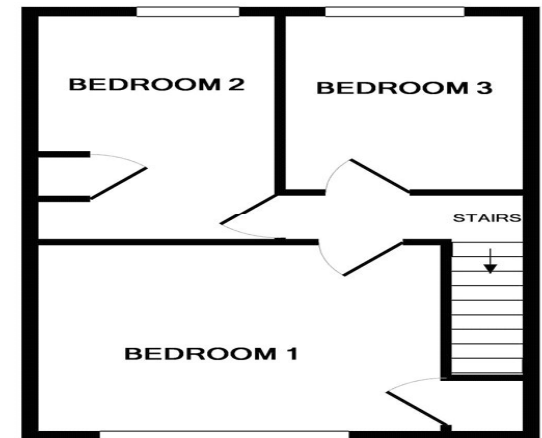
**Bedroom One** 3.35m x 2.95m (11' x 9'8") Double glazed window to front. Textured ceiling. Cupboard space. Radiator. Carpet.

**Bedroom Two** 3.8m x 2.2m (12'6" x 7'3") Double glazed window to rear. Cupboard housing water tank. Textured ceiling. Radiator. Carpet.

**Bedroom Three** 2.82m x 2.18m (9'3" x 7'2") Frosted single glazed window to hall. Textured ceiling. Carpet. Radiator.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Exterior

The rear garden is approximately 30ft and is fully paved with access to rear.

There is a Driveway to front for two cars.







### Additional Information

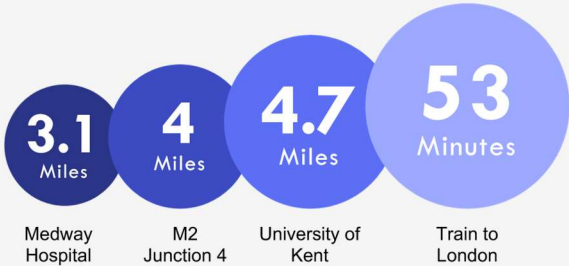
Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served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

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.

### Property Location

Holding Street, Rainham, Kent, ME8 7JP



\*All distances from branch postcode. Train time from nearest station.

### FOR MORE INFORMATION CONTACT US TODAY.

Lee Franklin - Branch Manager  
01634 263000  
Robinson Michael & Jackson  
17 High Street,  
Rainham,  
Kent ME8 7HX  
rainham@robinson-jackson.com

