



Batsman Avenue

Rainham | Gillingham | ME8 7FH



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Guide Price £425,000 to £450,000

Freehold

Robinson Michael and Jackson are delighted to offer this three-bedroom detached home situated on the prestigious Berengrave Gardens development.

Benefitting from:

- 1022.5 Square Feet
- 0.6 Miles to Rainham Train Station
- Walking Distance to Schools
- Three Double Bedrooms
- Downstairs Cloakroom
- Stunning Kitchen with Integrated Appliances
- En Suite to Master Bedroom
- Low Maintenance Rear Garden
- Viewing Highly Recommended
- Council Tax: E
- EPC Rating: B



Accommodation

Entrance Hallway Composite front door. Stairs to first floor. Laminate flooring.

Cloakroom Low level WC. Pedestal wash hand basin. Laminate flooring. Radiator.

Lounge Double glazed window to front. Two double glazed windows to side. Carpet. Two radiators.

Kitchen/Diner Double glazed window to front. Double glazed French doors to side. Range of wall and base units with work surface over. Integrated appliances. Electric oven and gas hob with extractor over. Laminate flooring. Radiator.

Utility Room Double glazed door to rear. Base units. Boiler cupboard. Understairs cupboard. Laminate flooring. Radiator.

Landing Double glazed window to rear. Carpet.

Master Bedroom Double glazed window to front and side. Carpet. Fitted wardrobes. Radiator.

Ensuite Double glazed window to front. Enclosed shower cubicle. Low level WC. Pedestal wash hand basin. Laminate flooring. Heated towel rail.

Bedroom Two Double glazed windows to front and side. Carpet. Fitted wardrobes. Radiator.

Bedroom Three Double glazed window to side. Carpet. Radiator.

Family Bathroom Double glazed window to side. Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Laminate flooring. Heated towel rail.





Exterior

Rear Garden Patio. Artificial grass. Raised boarder edges. Side pedestrian access. Shed. Outside tap.

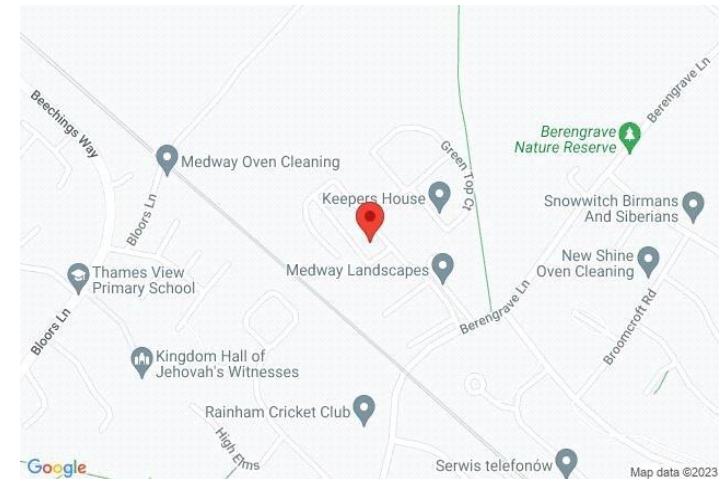
Parking Driveway to rear of garden. Space for two cars.

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 Planet Ice Skating 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.

Lee Franklin - Branch Manager

01634 263000

Robinson Michael & Jackson
17 High Street,
Rainham,
Kent ME8 7HX

rainham@robinson-jackson.com

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