



# Bloomfields

Rainham | Gillingham | ME8 7BZ







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Rainham, Gillingham, ME8 7BZ

Guide Price £360,000 to  
£380,000  
Freehold

Robinson Michael and Jackson are delighted to offer this stunning three bedroom semi detached home, situated on the Sought after Bloomfields Development in Rainham.

## Benefitting from:

- 1055 Square Feet
- 0.7 Miles to Rainham Train Station
- Walking Distance to Excellent Schools
- Electric Car Charging Socket x 2
- New Build completion date December 2020
- Stunning Kitchen with Integrated Appliances
- Viewing Highly Recommended
- Council Tax: D
- EPC Rating: B





## Accommodation

**Entrance Hall** 4.39m x 2.12m (14'5" x 6'11") Double glazed door to front. Integrated door mat. Tiled flooring. Radiator.

**Lounge** 5.04m x 4.32m (16'6" x 14'2") Double glazed door to rear. Double glazed window to rear. Carpet. Radiator.

**Dining Room** 1.94m x 1.37m (6'4" x 4'6") Wall mounted WC. Chrome heated towel rail. Vanity sink. Tiled flooring.

**Kitchen/Diner** 4.06m x 2.82m (13'4" x 9'3") Double glazed window to front. Range of wall and base units with worksurface over. Integrated appliances. Induction hob. Tiled flooring. Radiator.

**Landing** 5.19m x 2.2m (17' x 7'3") Carpet.

**Bedroom One** 4.56m x 2.76m (15' x 9'1") Double glazed window to rear. Carpet. Radiator.

**Ensuite** 1.4m x 2.73m (4'7" x 8'11") Low level WC. Vanity sink. Enclosed shower. Heated towel rail. Tiled flooring. Marble walls.

**Bedroom Two** 4.12m x 2.76m (13'6" x 9'1") Double glazed window to front. Carpet. Radiator.

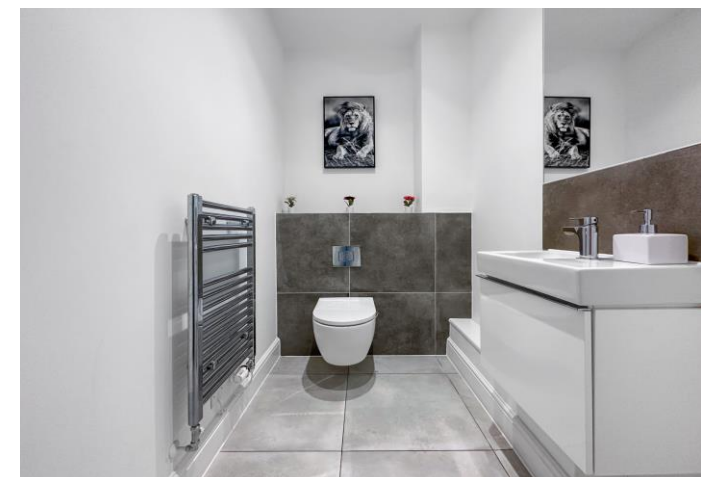
**Bedroom Three** 2.86m x 2.82m (9'5" x 9'3") Double glazed window to front. Carpet. Radiator.

**Bathroom** 2.15m x 2.3m (7'1" x 7'7") Double glazed window to rear. Low level WC. Vanity sink. Bath with rainfall shower. Heated towel rail. Tiled flooring.

## Exterior

**Rear Garden** Patio area. Timber shed. Grass area. Small decked area. Side access.

**Parking** Block paved driveway to front. Two electric car charging ports.



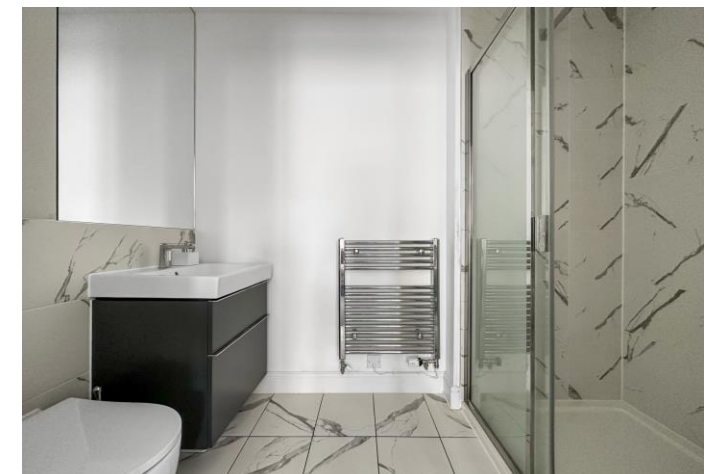




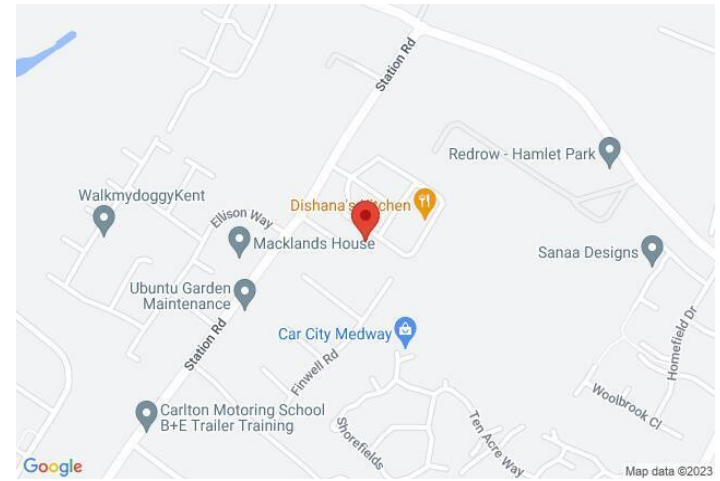
## Additional Information

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 Partner

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Robinson Michael & Jackson

17 High Street,

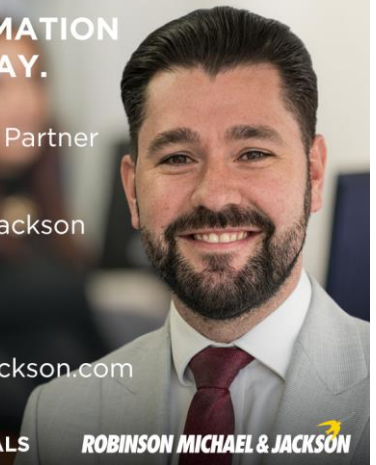
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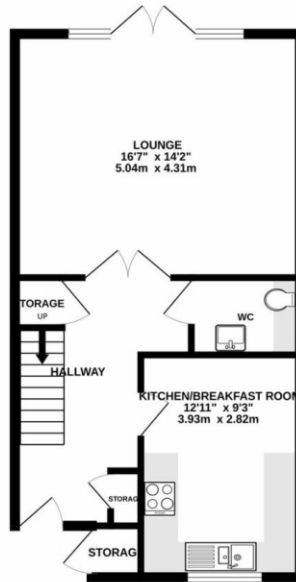
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SALES | MORTGAGES | LEGALS

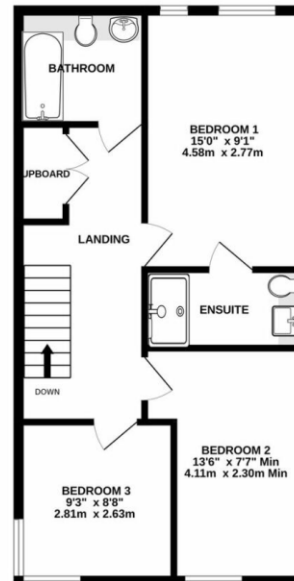
**ROBINSON MICHAEL & JACKSON**



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.1 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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