



# Blackthorn Road

Rainham | Gillingham | ME8 8LN







# Blackthorn Road

Rainham, Gillingham, ME8 8LN

Offers Over £360,000  
Freehold

Charming 3-bed semi in Rainham's Blackthorn Road. Extended kitchen, modern decor, garage, and driveway. Walk to train station and Leigh Academy. Must-see!

## Benefitting from:

- 904 Square Feet
- 0.48 Miles to Rainham Train Station
- Walking distance to Leigh Academy School
- Extended Kitchen and Dining Room
- Modern Decor
- Garage and Driveway
- Viewing Recommended
- Council Tax: D
- EPC Rating: D





## Accommodation

**Entrance** Door to front. Cupboard. Carpet.

**Entrance Hallway** Double glazed window to side. Stairs to first floor. Understairs storage. Carpet. Radiator.

**Lounge** 6.7m x 2.97m (22' x 9'9") Double glazed window to front. Carpet. Radiator.

**Reception Room** 2.62m x 2.54m (8'7" x 8'4") Double glazed sliding doors to rear. Carpet. Radiator.

**Kitchen** 4.67m x 2.26m (15'4" x 7'5") Double glazed door to rear. Double glazed window to rear and side. Range of wall and base units with wooden worktops over. Integrated fridge freezer and dishwasher. 1 1/2 bowl sink. Tiled splash back. Space for cooker. Breakfast bar. Tiled flooring.

**Landing** Double glazed window to side. Loft access.

**Bedroom One** 3.38m x 3.28m (11'1" x 10'9") Double glazed window to front. Carpet. Radiator.

**Bedroom Two** 3.15m x 3.1m (10'4" x 10'2") Double glazed window to rear. Carpet. Radiator.

**Bedroom Three** 2.06m x 2.06m (6'9" x 6'9") Double glazed window to front. Laminate flooring. Radiator.

**Bathroom** 2.34m x 1.52m (7'8" x 5') Double glazed window to rear. Low level WC. Pedestal wash hand basin. Panelled bath with shower attachment over. Part tiled walls. Vinyl flooring. Radiator.

## Exterior

**Rear Garden** Patio. Laid to lawn. Side access.

**Garage** 5.49m x 2.5m (18' x 8'2") Double doors. Light and power.

**Parking** Driveway to side of property.







## 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

## Key information for buyers







## 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.

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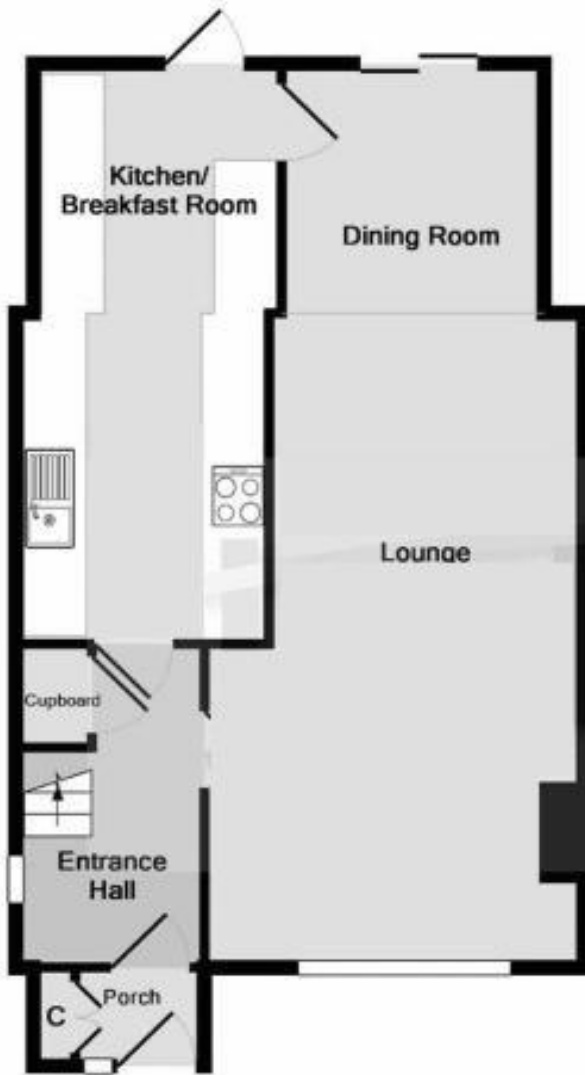
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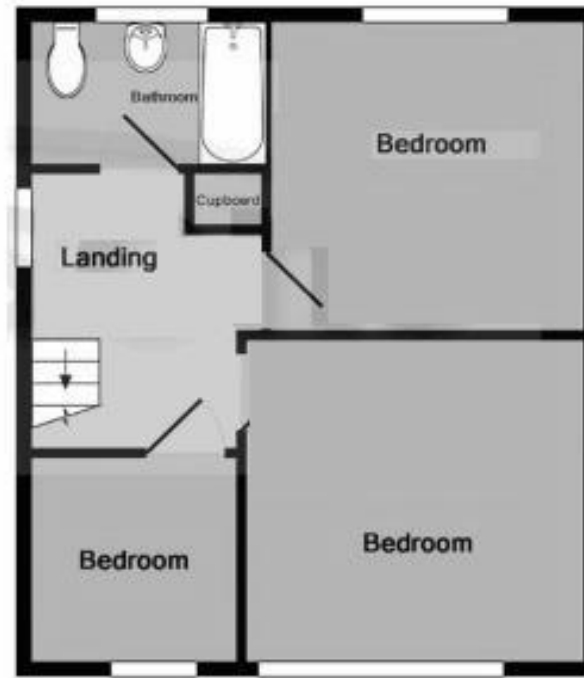
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**ROBINSON MICHAEL & JACKSON**



Ground Floor



1st Floor

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