



Beechings Way | Rainham, Gillingham, ME8 7BJ



Offers Over £270,000 Freehold

**ROBINSON MICHAEL & JACKSON**  
Our service will *move* you

## Beechings Way, Rainham

Robinson Michael and Jackson are delighted to offer this well presented three bedroom family home located perfect for local schools and all local amenities. Must-see!

### Property Features

- Council Tax: C
- EPC Rating: D
- 650.8 Square Feet
- Excellent Local Schools
- 0.8 Miles to Rainham (Kent) Station
- Excellent Local Amenities.
- Modern Fitted kitchen
- Garage to Rear
- Viewing Highly Recommended



## Interior

**Entrance** 1.73m x 1.35m (5'8" x 4'5") Door to front. Carpet.

**Lounge** 4.42m x 4.27m (14'6" x 14') Double glazed window to front. Stairs to first floor. Electric fire. Carpet. Radiator.

**Kitchen** 4.45m x 3.25m (14'7" x 10'8") Double glazed door and window to rear. Range of wall and base units with work surface over. Double oven and electric hob. Understairs storage. Radiator. Tiled flooring.

**Landing** 2.34m x 1.83m (7'8" x 6') Loft access to boarded loft via ladder. Carpet.

**Bedroom One** 4.37m x 2.54m (14'4" x 8'4") Double glazed window to front. Fitted wardrobes. Radiator. Carpet.

**Bedroom Two** 2.77m x 2.54m (9'1" x 8'4") Double glazed window to rear. Carpet. Radiator.

**Bedroom Three** 3.07m x 1.83m (10'1" x 6') Double glazed window to front. Fitted storage cupboard. Carpet. Radiator.

**Bathroom** 1.63m x 1.63m (5'4" x 5'4") Double glazed window to rear. Low level WC. Vanity wash hand basin. Bath with shower over. Heated towel rail. Tiled flooring.

## Exterior

**Rear Garden** Patio. Fenced in. Access to garage. North West Facing. Tap. Shed.

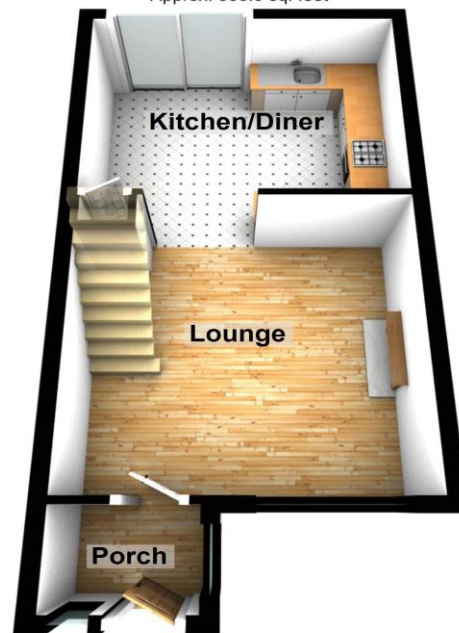
**Garage** 4.78m x 2.5m (15'8" x 8'2") Power and lighting. Electric Shutter door.

## Key facts for buyers



### Ground Floor

Approx. 336.0 sq. feet



### First Floor

Approx. 314.7 sq. feet



Total area: approx. 650.8 sq. feet

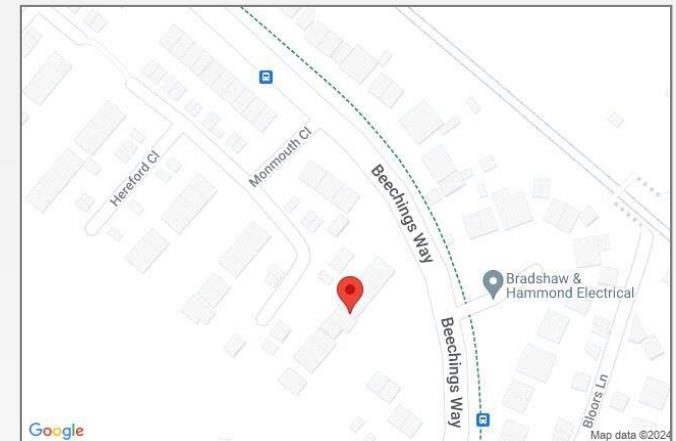
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## Property Location

Beechings Way, Rainham, Gillingham, ME8 7BJ



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## 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

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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