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**ROBINSON  
MICHAEL  
& JACKSON**  
LOCAL OFFICE  
01634 263000  
**FOR SALE**

# Hoath Lane

Wigmore | Rainham | ME8 0SL



# Hoath Lane

Wigmore, Rainham, ME8 0SL

Guide Price £475,000 to  
£500,000

Freehold

Robinson Michael and Jackson are delighted to offer this Stunning Three bedroom detached home situated in Wigmore, perfect for all local amenities and excellent local schools. A viewing is a must!

## Benefitting from:

- TBC Square Feet
- Sought After Location
- Excellent Local Schools
- Large Rear Garden
- Three Double Bedrooms
- Driveway To Front
- Modern Stunning Media Wall
- Modern Fitted Kitchen
- Viewing Highly Recommended
- Council Tax: E
- EPC Rating: D



## Accommodation

**Entrance** Oak staircase to first floor.

**Cloakroom** 1.4m x 0.97m (4'7" x 3'2") Low level WC. Vanity wash hand basin. Understairs storage. Amtico flooring.

**Lounge** 5.82m x 3.45m (19'1" x 11'4") Triple glazed bi fold doors to rear. Triple glazed window to rear. Electric fire. Media wall. Amtico flooring. Radiator.

**Dining Room** 3.5m x 2.9m (11'6" x 9'6") Triple glazed window to front. Brick slip feature wall. Fitted shutters. Spotlights. Amtico flooring. Radiator.

**Kitchen** 3.8m x 2.54m (12'6" x 8'4") Triple glazed window to front. Range of wall and base units with quartz worktops over. Fitted shutters to front. Electric oven and grill with induction hob. Antique glass splashback. Integrated wine cooler. Washing machine and tumble dryer. Sink. Amtico flooring.

**Utility Room** 2.34m x 1.32m (7'8" x 4'4") Wall units. Amtico flooring.

**Landing** 3.23m x 2.92m (10'7" x 9'7") Triple glazed window to side. Loft hatch. 5 year old boiler. Carpet. Oak doors throughout.

**Bedroom One** 3.23m x 2.9m (10'7" x 9'6") Triple glazed window to front. Fitted shutters. Carpet. Radiator.

**Bedroom Two** 5.08m x 2.36m (16'8" x 7'9") Triple glazed window to front. Fitted shutters. Carpet. Radiator.

**Bedroom Three** 3.45m x 2.67m (11'4" x 8'9") Triple glazed window to rear. Fitted wardrobes. Carpet. Radiator.

**Bathroom** 2.57m x 2.2m (8'5" x 7'3") Triple glazed window to rear. Low level WC. Vanity wash hand basin. Bath. Rainfall shower. Spotlights. Tiled floors and walls. Heated towel rail.

## Exterior

**Rear Garden** Decked area. Laid to lawn. Bordered edges.





## Key facts for buyers

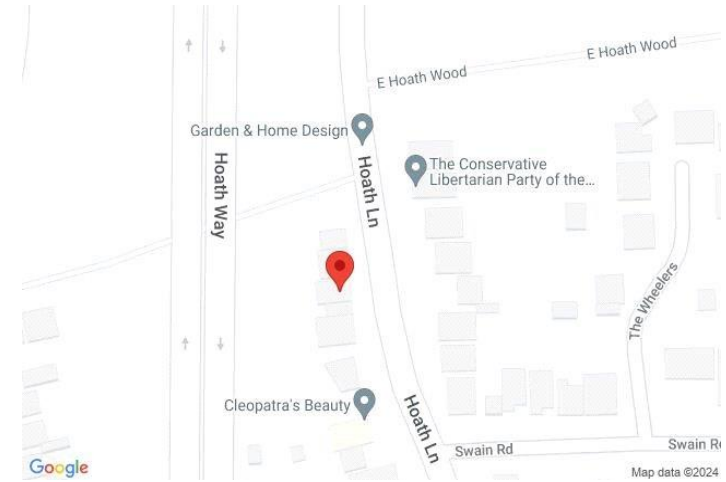


## Additional Information

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  
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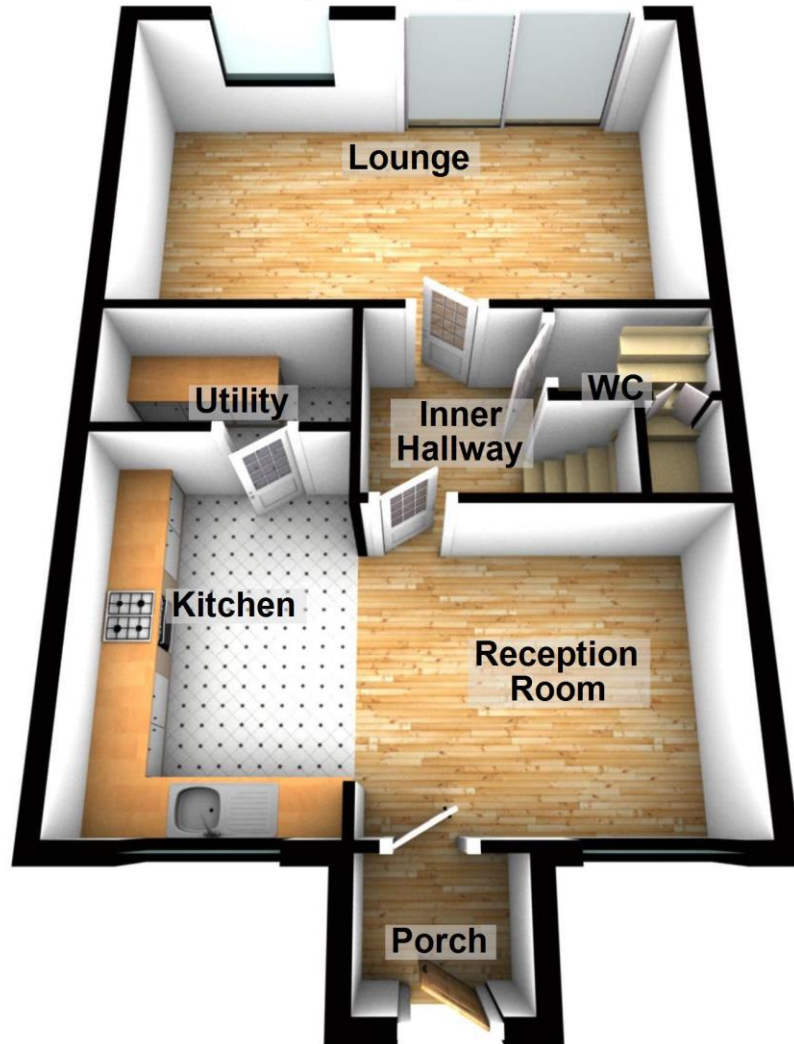
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**ROBINSON MICHAEL & JACKSON**

### Ground Floor

Approx. 551.1 sq. feet



### First Floor

Approx. 532.1 sq. feet



Total area: approx. 1083.1 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.

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