



Ivy Street | Rainham, Gillingham, ME8 8BE



Guide Price £230,000 - £250,000

Freehold

**ROBINSON MICHAEL & JACKSON**

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# Ivy Street, Rainham

Quaint 2-bed Victorian terrace, 0.16 miles to Rainham Station, walk to Town Centre. Ideal for first-time buyers or buy-to-let. Modern kitchen, cellar, ground-floor bathroom, No Chain.

## Property Features

- Council Tax: B
- EPC Rating: D
- 782.9 Square Feet
- 0.16 Miles to Rainham Train Station
- Walking Distance to Town Centre
- Ideal First Time Buy or Buy to Let
- Modern Kitchen/Diner
- Cellar
- Ground Floor Bathroom
- Flying Freehold
- On Street Parking (Permit Required)
- Double Glazed and Gas Central Heating
- No Chain



## Interior

### Entrance

**Lounge** 3.45m x 3.15m (11'4" x 10'4") Double glazed door to front. Double glazed window to front. Fireplace. Laminate flooring. Radiator.

**Cellar** 3.43m x 3.15m (11'3" x 10'4") Light and power.

**Kitchen/Diner** 3.4m x 3.28m (11'2" x 10'9") Double glazed window to rear. Range of wall and base units with wooden worktops over. Stainless steel sink. Tiled splashback. Double oven and gas hob. Breakfast bar. Tiled flooring. Radiator.

**Lobby** 1.93m x 1.12m (6'4" x 3'8") Door to rear. Wall mounted boiler. Carpet.

**Ground Floor Bathroom** 2.08m x 1.7m (6'10" x 5'7") Double glazed window to side. Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Tiled walls and flooring. Radiator.

**Landing** Loft access. Carpet.

**Bedroom One** 4.1m x 3.12m (13'5" x 10'3") Double glazed window to front. Carpet. Radiator.

**Bedroom Two** 4.1m x 3.25m (13'5" x 10'8") Double glazed window to rear. Carpet. Radiator.

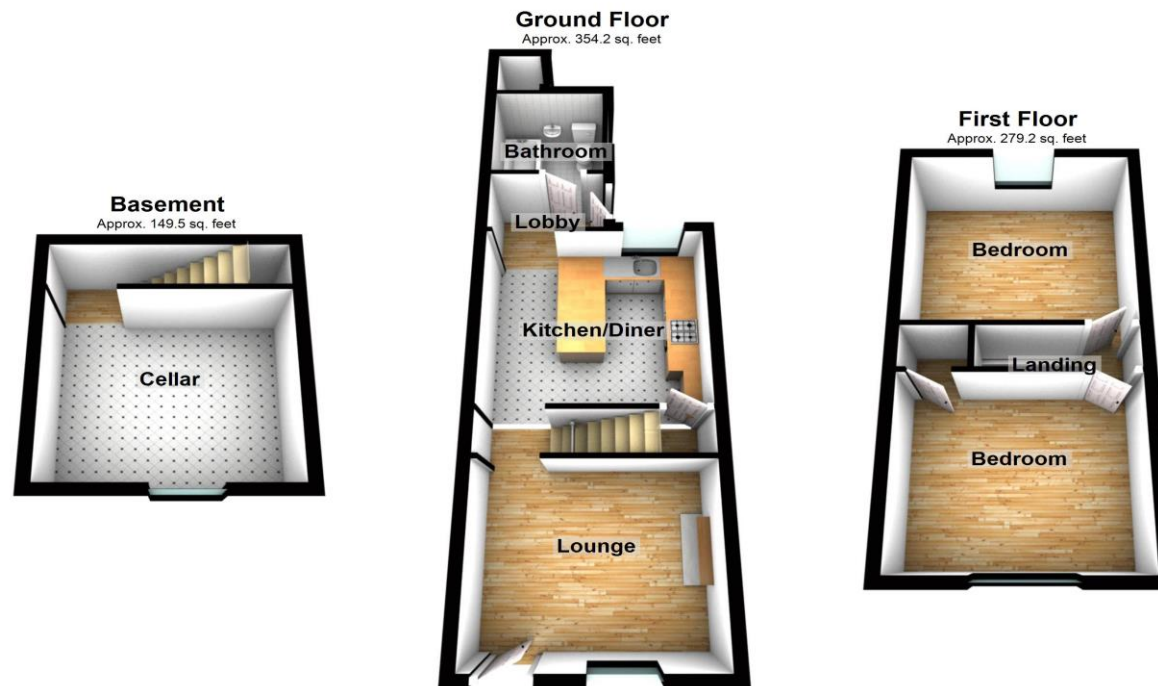
## Exterior

**Rear Garden** 19.8m (65') Patio area. Laid to lawn area. Decked area. Shed. Outside power. Outside tap.

**Parking** On street parking. Permit required.

The Property is on Mains Drainage.

## Key facts for buyers



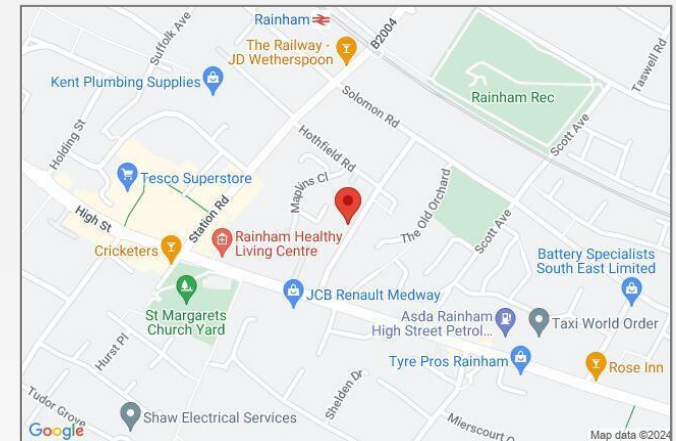
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## Property Location

Ivy Street, Rainham, Gillingham, ME8 8BE



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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.**

Lee Franklin - Branch Partner  
01634 263000  
Robinson Michael & Jackson  
17 High Street,  
Rainham,  
ME8 7HX  
rainham@robinson-jackson.com

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