



Otterham Quay Lane

Rainham | Gillingham | ME8 8NH



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Rainham, Gillingham, ME8 8NH

Guide Price £425,000 -
£475,000
Freehold

Robinson Michael and Jackson are proud to present this Charming 4-bed semi in Rainham's Otterham Quay Lane. Walk to train station and Leigh Academy. Must-see!

Benefitting from:

- Additional Study Space to the Rear
- Block Paved Driveway to Rear
- 1410 Square Feet
- Excellent Local Schools
- Desirable Development
- Four Bedrooms
- Viewing highly Recommended
- Hot Tub To Stay!
- Council Tax: D
- EPC Rating: C



Accommodation

Entrance Hallway 3.84m x 1.83m (12'7" x 6') Double glazed window to front. Laminate flooring. Radiator.

Cloakroom 1.98m x 0.69m (6'6" x 2'3") Double glazed window to front. Low level WC. Wash hand basin. Laminate flooring.

Lounge 5.82m x 4.67m (19'1" x 15'4") Double glazed doors to rear. Gas fire. Carpet. Two radiators.

Dining Room 4.27m x 2.3m (14' x 7'7") Double glazed window to front. Understairs storage. Wooden flooring. Radiator.

Kitchen 3.12m x 2.18m (10'3" x 7'2") Double glazed window to rear. Range of wall and base units with African granite worksurface over. Electric oven and gas hob. Space for utilities. Integrated fridge/freezer. Tiled flooring.

Utility Room 2.18m x 1.75m (7'2" x 5'9") Double glazed window to side. Wall mounted boiler. Laminate flooring.

Landing 4.67m x 1.73m (15'4" x 5'8") Two storage cupboards. Carpet.

Bedroom One 4.62m x 3.35m (15'2" x 11') Double glazed rear and side. Build in wardrobes. Ceiling fan. Carpet. Radiator.

Ensuite 2.87m x 2.06m (9'5" x 6'9") Low level WC. Italian imported freestanding sink. LED Vanity mirror. Bath. Tiled walls and flooring.

Bedroom Two 4.17m x 2.26m (13'8" x 7'5") Double glazed window to rear. Laminate flooring. Radiator.

Bedroom Three 3.18m x 2.16m (10'5" x 7'1") Double glazed window to front. Laminate flooring. Radiator.

Bedroom Four 3.15m x 2.44m (10'4" x 8') Double glazed window to front. Laminate flooring. Radiator.

Bathroom 2.24m x 2m (7'4" x 6'7") Low level WC. Vanity wash hand basin. Bath. Separate rainfall shower. Italian marbled tiles walls and flooring. Heated towel rail.

Exterior

Rear Garden 9.14m x 7.42m (30' x 24'4") Space for car. Decked area. Gates to rear. Side access. Brick paved area. Hot tub to stay.

Study / Office 4.3m x 7 (14'1" x 7') Double glazed window to rear. Carpet. Power and lighting.





Parking Driveway to rear.

The Property is on Mains Drainage

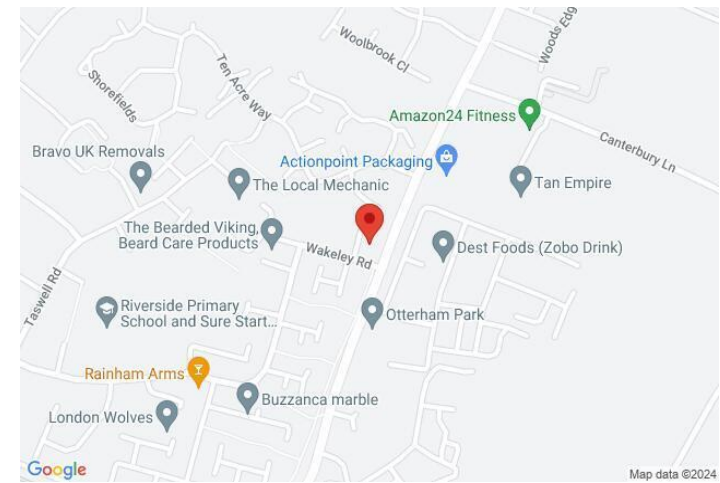
Additional Information

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 facts 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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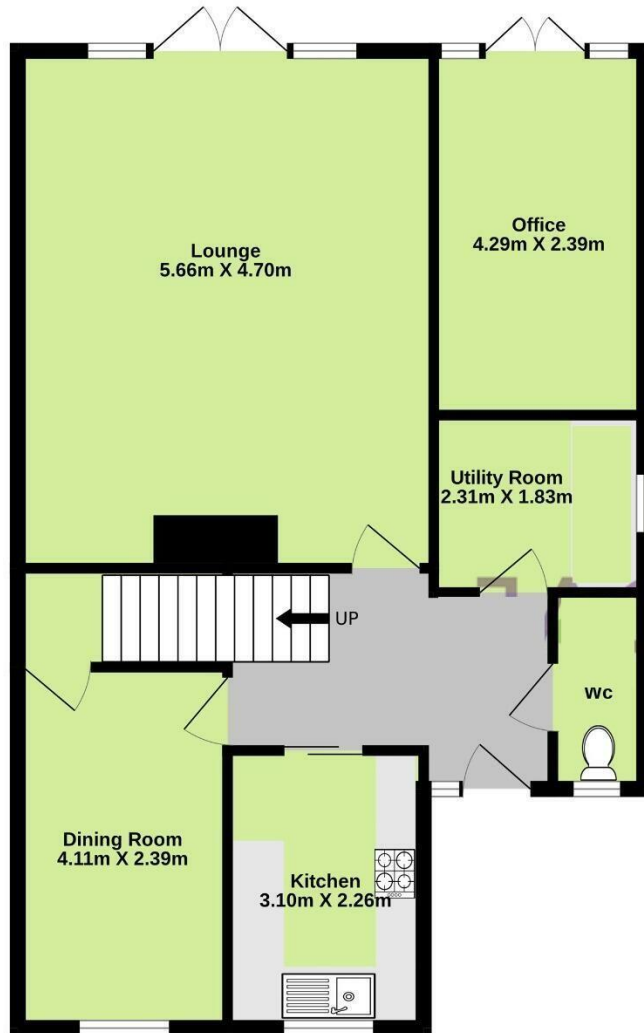
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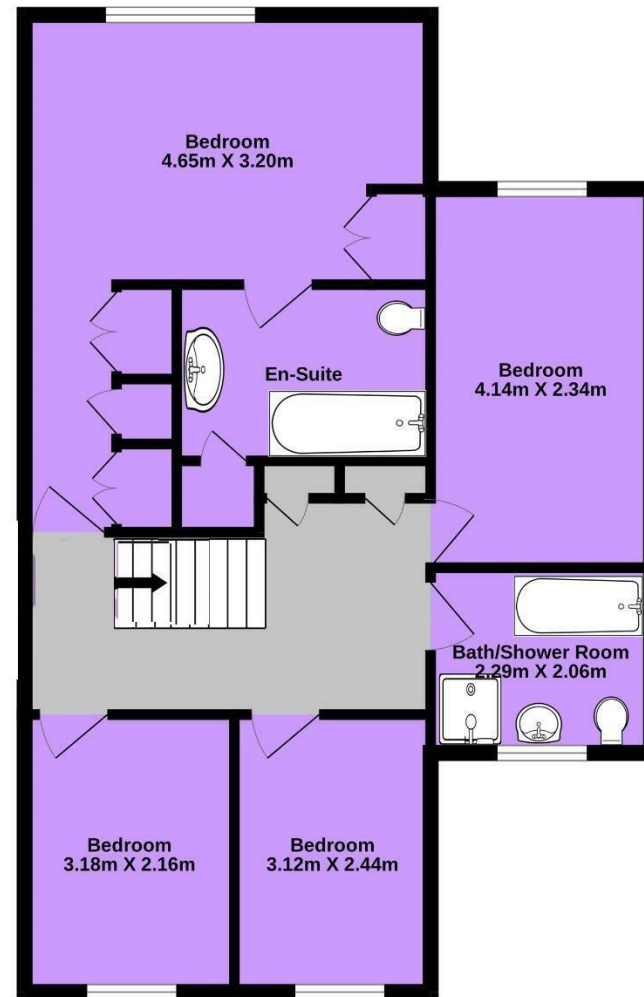
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Ground Floor



1st Floor



Not To Scale - For Illustration Only

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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