



Three Bedroom Semi-Detached House
Station Road, Rainham, Gillingham, Kent, ME8 7PS

Guide Price £260,000
Freehold

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Description

Guide Price £260,000-£280,000. This semi detached property on Station Road, is the perfect first time purchase or next step on the ladder for those looking for a property with potential. With some finishing touches, spacious rooms, large garden, and possibility for expansion it's an excellent choice for those looking to create their dream home.

The ground floor accommodation offers, a good size lounge, a separate dining room with doors leading to the garden, a galley-style kitchen and the bathroom. Upstairs a spacious primary bedroom, a second double bedroom that provides direct access to the third bedroom, this cozy space is perfect for use as a child's room, nursery, or home office. The expansive landing area offers significant potential for a loft extension, subject to relevant planning approval. Externally, a 150 foot long westerly facing rear garden, with side access, a lawn and a large patio area, perfect for outdoor dining and entertaining. This is not to be missed, call the Greyfox sales team in Rainham to book your viewing now.

Key Features

- Chain Free
- Perfect Property To Add Your Own Creative Stamp
- Close To Rainham Train Station
- Potential To Extend Into The Loft (STPP)
- Two Reception Rooms
- Semi Detached Home
- Three Bedrooms (Third Through Second)
- West Facing Garden Measuring Approx 150 x 15ft

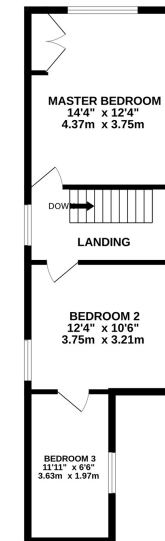
Local Area

Rainham in the Medway towns is located descending towards the banks of the river Medway, approximately 39 miles from London. The ancient Watling Street main road (A2) runs through the town with the M2 motorway on the southern edge with good links to the M25/M20. There are a good number of shops and facilities within the town, a mainline station and a selection of local schools including Rainham Mark Grammar School.

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.3 sq.m.) approx.



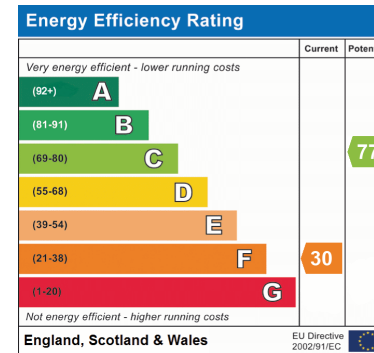
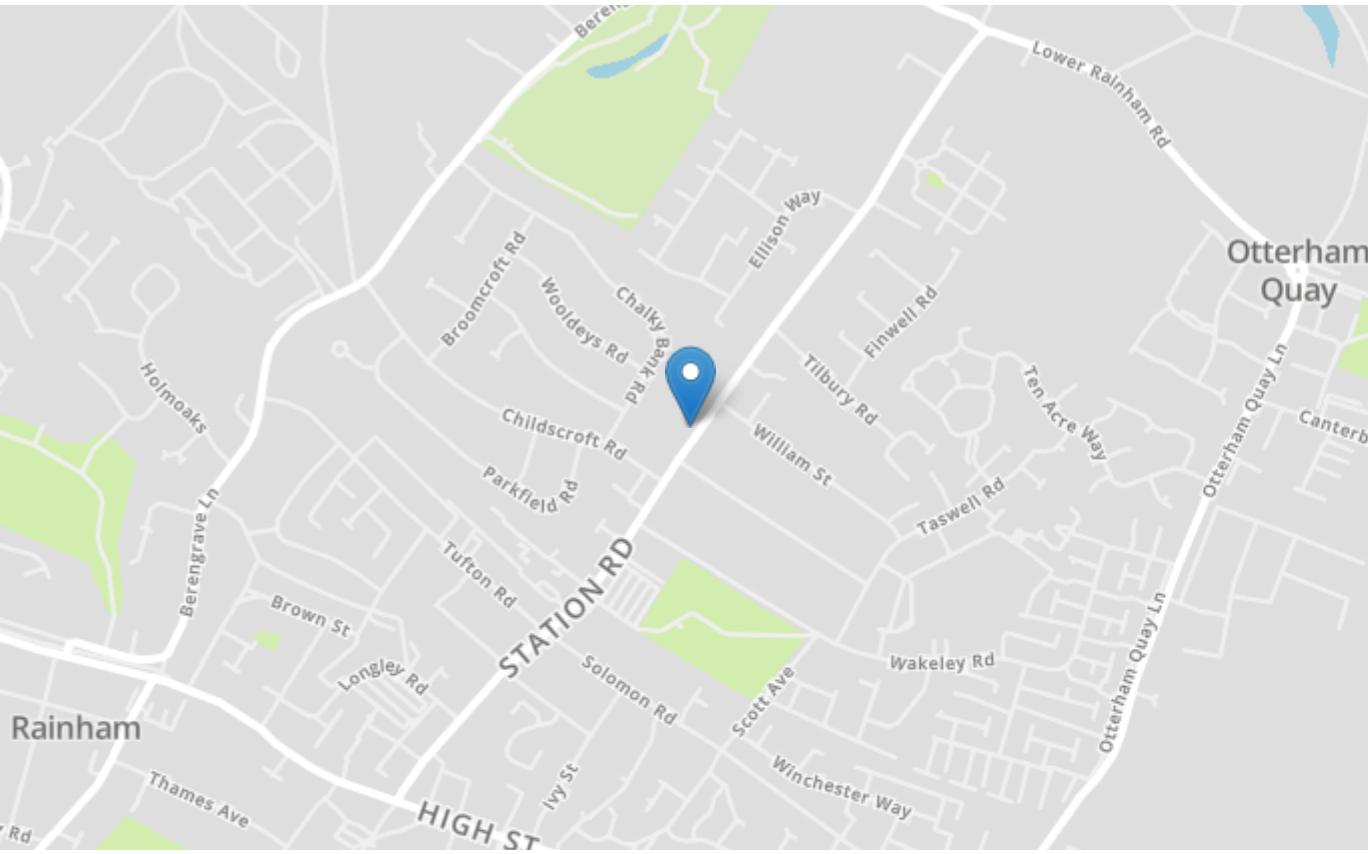
TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

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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Property Location

Station Road, Rainham, Gillingham, Kent, ME8 7PS



Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band C

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Agent Notes

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