

Three Bedroom Terraced House

Quinnell Street, Gillingham, Kent, ME8 7JW

Offers in Excess of £250,000 Freehold



# Quinnell Street, Gillingham, Kent, ME8 7JW Offers in Excess of £250,000 Freehold

## **Description**

Located just a short walk from Rainham precinct, local shops, cafes, schools, and the train station, this well-positioned three-bedroom terraced home offers a fantastic opportunity for buyers looking to modernise and make a property their own. Downstairs, the property boasts a spacious lounge with an electric fireplace, a well-proportioned kitchen/breakfast room, a family bathroom, and a useful utility cupboard located off the hallway between the kitchen and bathroom. Upstairs, you'll find three well-proportioned bedrooms, with the main bedroom benefitting from built-in storage. Externally, the generous south-east facing rear garden is a real highlight, an excellent size and perfect for families, entertaining, or future development (STRP). A sectioned rear area with road access could allow for the creation of offstreet parking, while the front garden, currently laid to lawn with mature shrubs, also presents scope for a driveway (STPP). A property with this much potential, in such a prime location, is sure to attract attention. Contact the Greyfox Sales Team in Rainham today to arrange your viewing now!

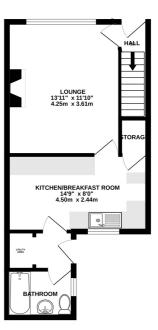
Please note: the property requires a new heating system, as the current system is not functional. This will need to be installed by the new owners.

## **Key Features**

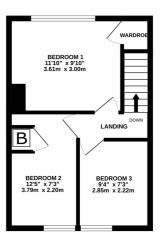
- Three Separate Bedroom Terraced Home
- Offered With No Onward Chain
- Perfect Family Home, First Time Purchase or Potential Investment Opportunity
- Potential To Add A Front Or Rear Driveway (STRP)
- Kitchen/Breakfast Room & A Utility Cupboard
- Walking Distance To Rainham Precinct, Train Station, Schools, Cafes & Restaurants
- In Need Of Modernisation But Offering Fantastic Potential
- South East Facing Rear Garden Measuring Approx 72ft x 16ft

### **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.



1ST FLOOR



#### TOTAL FLOOR AREA: 701 sq.ft. (65.1 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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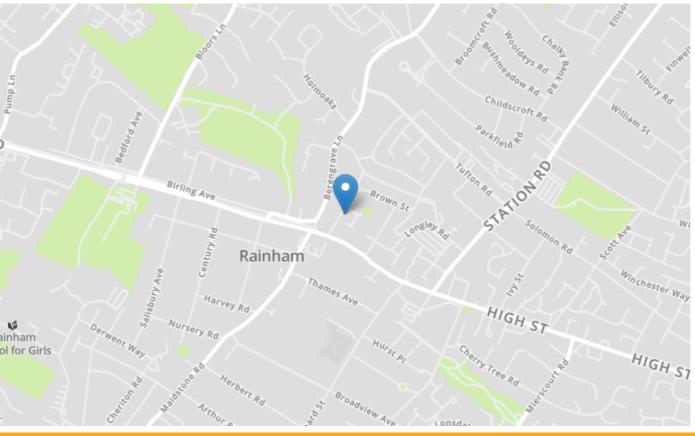






## **Property Location**

Quinnell Street, Gillingham, Kent, ME8 7JW



					Current	Potentia
Very energy efficie	nt - lower run	ning cos	ts			
(92+)						
(81-91)	3					
(69-80)	C					78
(55-68)	D				57	
(39-54)		E				
(21-38)			F			
(1-20)			(	G		
Not energy efficient	higher runn	ing costs				

**Tenure** Freehold

Lease Term N/A

Ground Rent N/A

Service Charge N/A

**Local Authority** Medway

Council Tax Band B

## **Greyfox Walderslade**

Unit 2, Thetford House Walderslade Village Centre

Walderslade Road

Chatham

Kent ME5 9LR

Tel: 01634 672227 Email:

walderslade@greyfox.co.uk

## **Greyfox Rainham**

67C High Street

Rainham

Kent

ME8 7HS

Tel: 01634 377737 Email: rainham@greyfox.co.uk

#### **Agent Notes**

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit https://www.grcyfox.co.uk/legel/pursacy and https://ww