



Three Bedroom Detached House

Thames Avenue, Rainham, Gillingham, Kent, ME8 9BN

Fixed Price £250,000

Freehold

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## Description

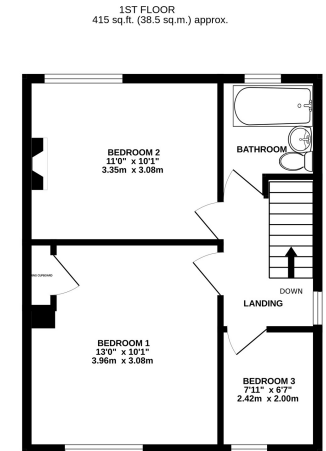
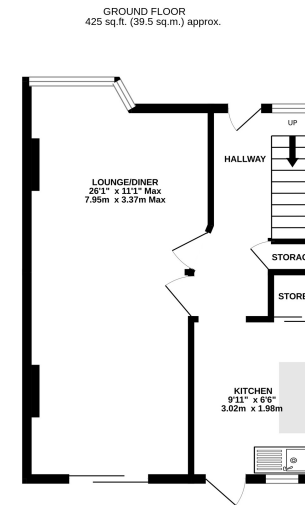
In need of complete refurbishment, chain free and in a fantastic central Rainham location, this 1930's semi-detached property offers a perfect opportunity for those wanting to get stuck into a project and make a house a home. The accommodation offers a hallway, through lounge/diner, good size kitchen and upstairs a family bathroom and three generous bedrooms. Externally a front garden with potential to add offroad parking (subject to the relevant planning approval) and a south facing garden with side access. Please note the property is sold as seen and we are unable to provide garden measurements as it is overgrown and the sheds and their contents will be included in the sale. This will be popular, so please call Greyfox Sales and Lettings in Rainham to book your viewing today.

## Key Features

- In Need Of Complete Refurbishment
- No Onward Chain
- Semi Detached Family Home
- Popular Rainham Location, Close to Shops, Schools & Amenities
- Three Generous Sized Bedrooms
- Through Lounge / Dining Room
- Close To Rainham Train Station
- South Facing Garden

## 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.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.

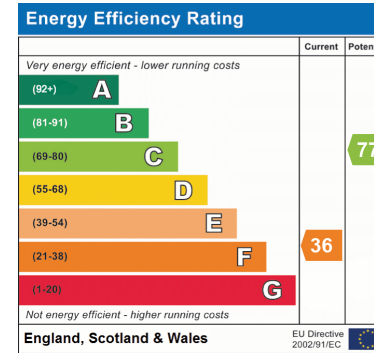
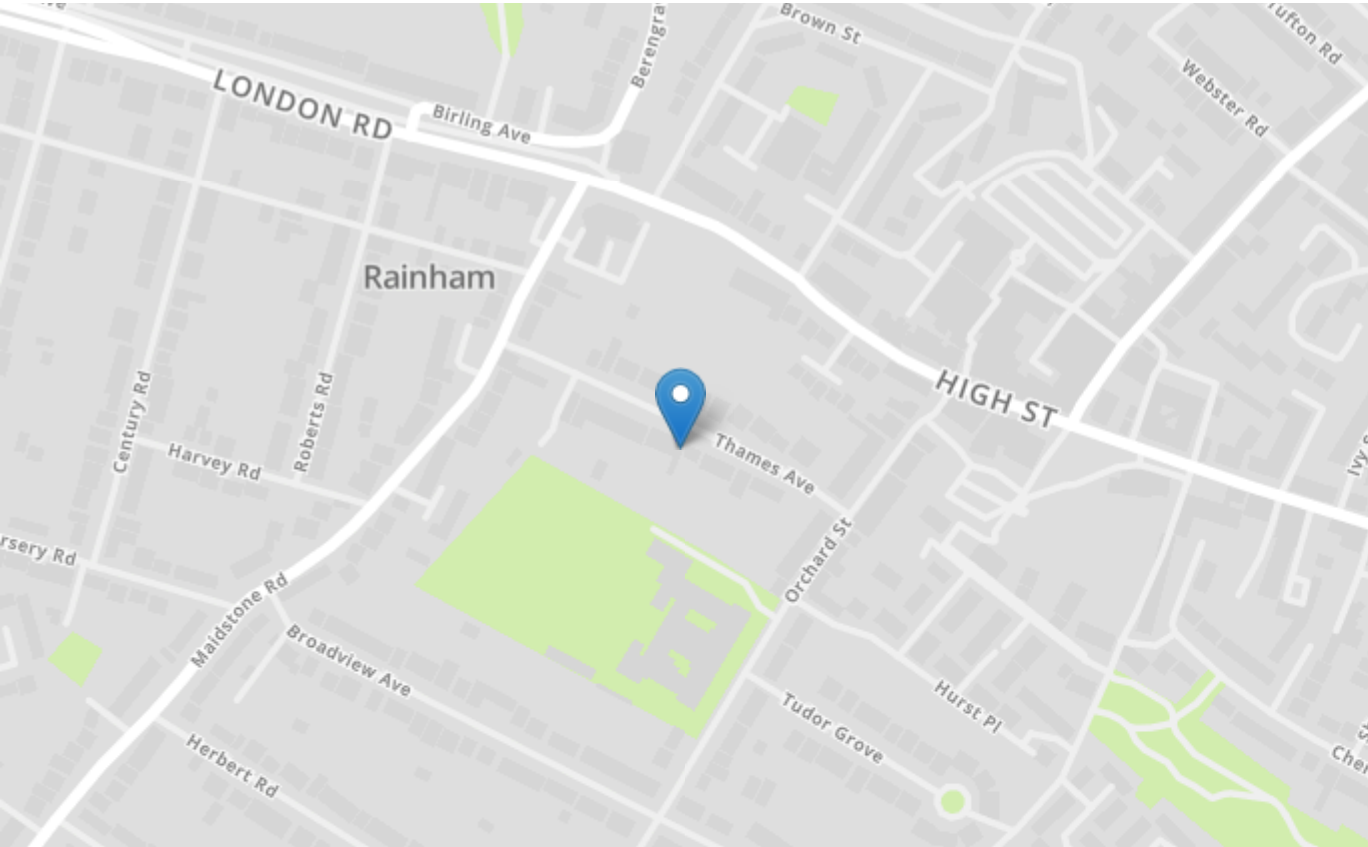
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Thames Avenue, Rainham, Gillingham, Kent, ME8 9BN



<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Medway
<b>Council Tax</b>	Band D

### Greyfox Walderslade

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#### 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.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.