



Four Bedroom Town House  
Hotel Road, Rainham, Gillingham, Kent, ME8 6AF

Guide Price £400,000  
Freehold

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### Description

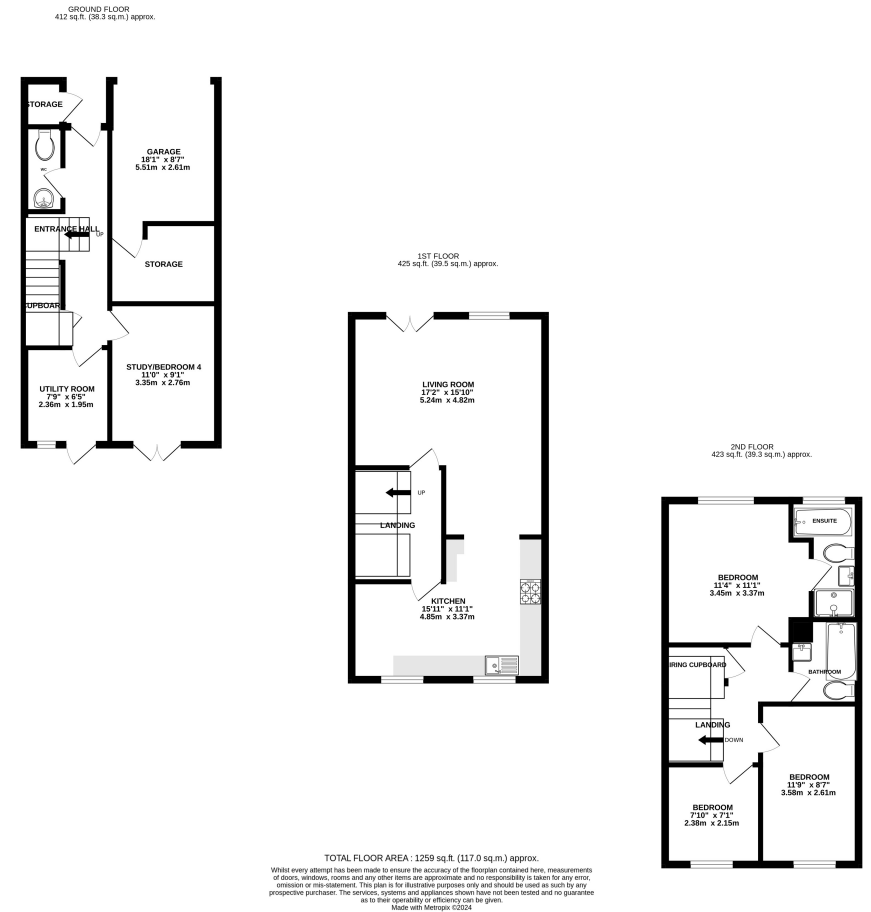
**\*\*Guide Price £400,000 - £425,000 \*\*** This well presented modern town house set over three floors offers flexible accommodation, good storage options and off road parking. The ground floor has electric underfloor heating throughout, offers a garage, storage room, W/C, utility room and study/bedroom four. The open plan lounge, kitchen and dining space is located on the first floor, making it the perfect entertainment space and hub of the home. On the second floor a family bathroom which is currently being refurbished, three good size bedrooms with the main bedroom benefitting from built in wardrobes, en-suite facilities with separate shower and bath tub. The low maintenance garden is paved and offers plenty of space for entertaining. Close to shops, schools, transport links and in a popular location this is a must see, so contact the Greyfox Sales team in Rainham to arrange your viewing today.

### Key Features

- No Onward Chain
- Modern Town House
- Three / Four Bedrooms
- Electric Underfloor Heating On Ground Floor
- Family Bathroom, En-Suite & Separate W/C
- Utility Room
- Off Road Parking & Garage
- Great Access To Motorway Links & Public Transport

### Local Area

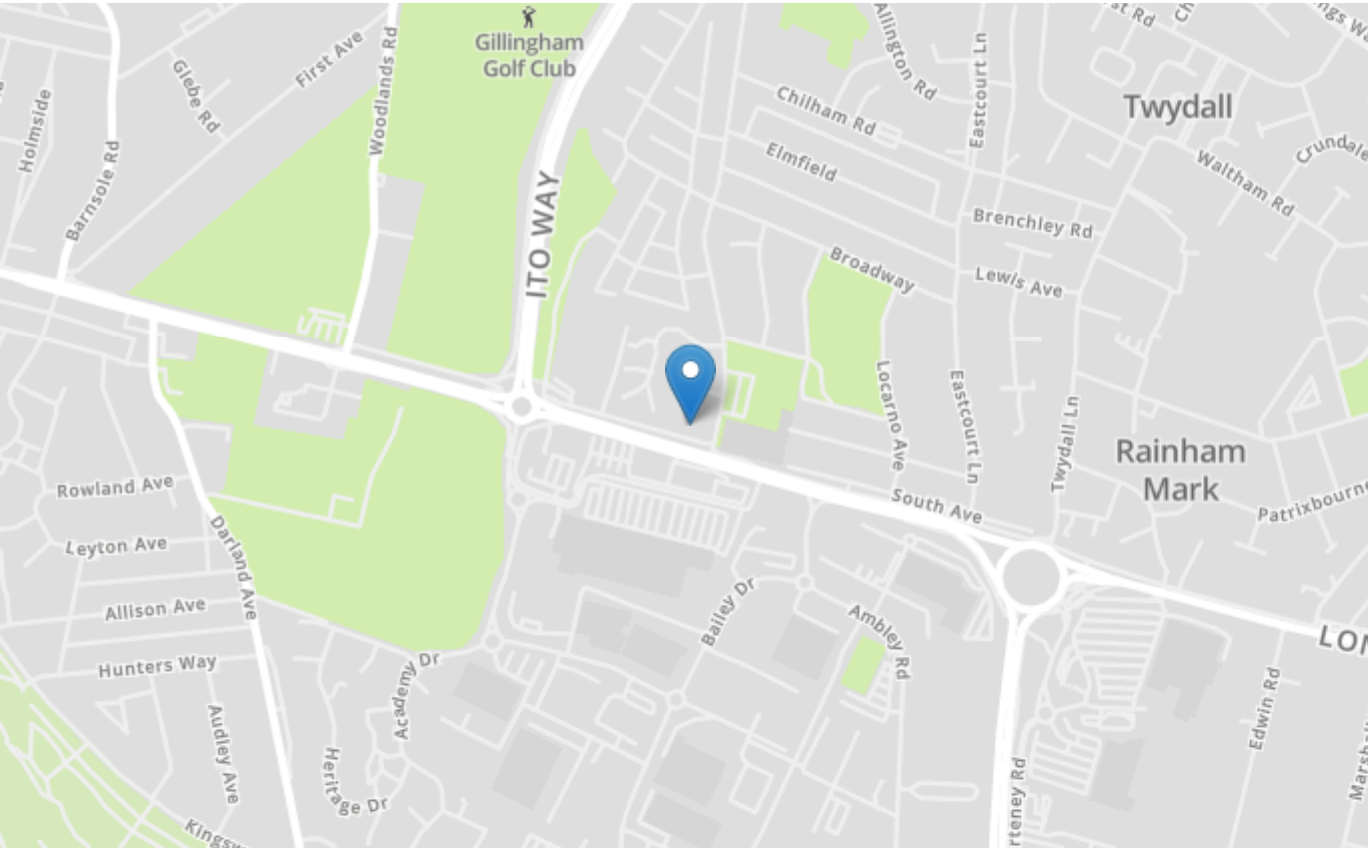
Rainham in the Medway towns is located descending towards the banks of the river Medway, approximately 39 miles from London. The ancient Watling Street main road (A2) runs through the town with the M2 motorway on the southern edge with good links to the M25/M20. There are a good number of shops and facilities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





## Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	89
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

<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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### Greyfox Rainham

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#### Agent Notes

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