



Two Bedroom Terraced House
Hanway, Rainham, Gillingham, Kent, ME8 6AL

Guide Price £260,000
Freehold

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Description

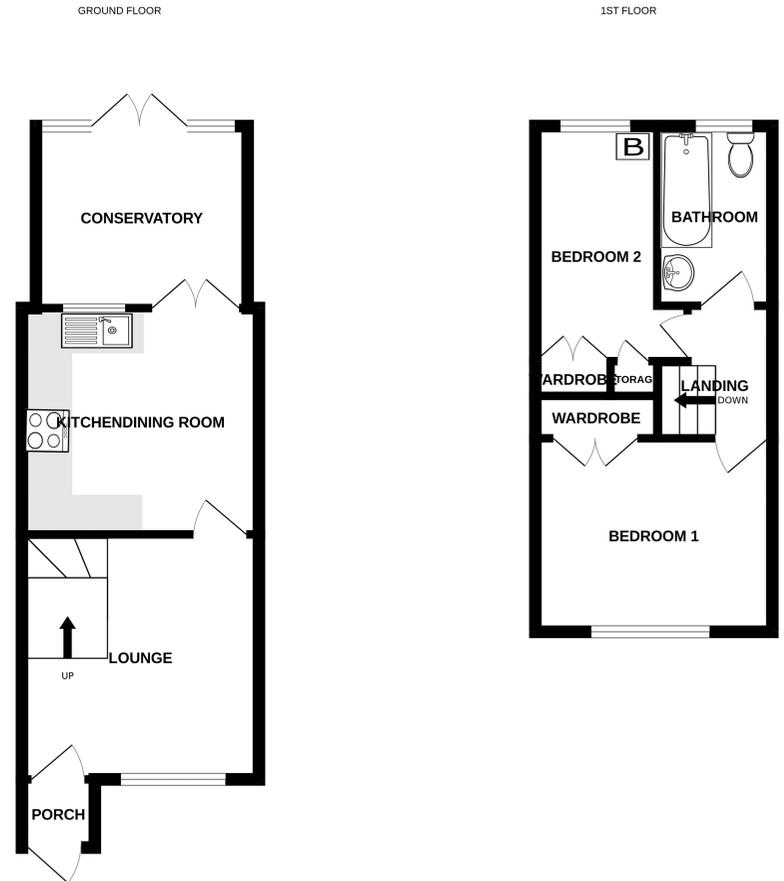
****Guide Price £260,000-£280,000**** Offered with no onward chain and ideally located for local amenities and excellent transport links, this well-presented two-bedroom terraced home would make an ideal first-time purchase or a fantastic investment opportunity. The ground floor accommodation comprises a welcoming entrance porch, a spacious lounge, and a well-proportioned kitchen/diner. A bright conservatory to the rear provides additional living space and enjoys pleasant views over the garden. Upstairs, the property offers a generous main bedroom with built-in storage, a second well-sized bedroom also benefiting from built-in storage, and a family bathroom. Externally, the rear garden is an excellent size and features both patio and lawn areas, along with a useful shed and rear access leading to the allocated parking area. The front garden is mainly laid to lawn, adding to the home's attractive kerb appeal. Properties such as this are bound to be snapped up quickly, so pick up the phone and start dialling the Greyfox Sales Team in Rainham now to arrange your viewing!

Key Features

- Two Bedroom Terraced Home
- No Onward Chain
- Allocated Parking
- Fantastic Conservatory
- Spacious Kitchen/Dining Room & Separate Lounge
- Charming Cul-De-Sac Location With Many Amenities Nearby
- Great Transport Links With A2 & M2 Nearby
- Great Sized Rear Garden Measuring Approx 41ft x 14ft

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.

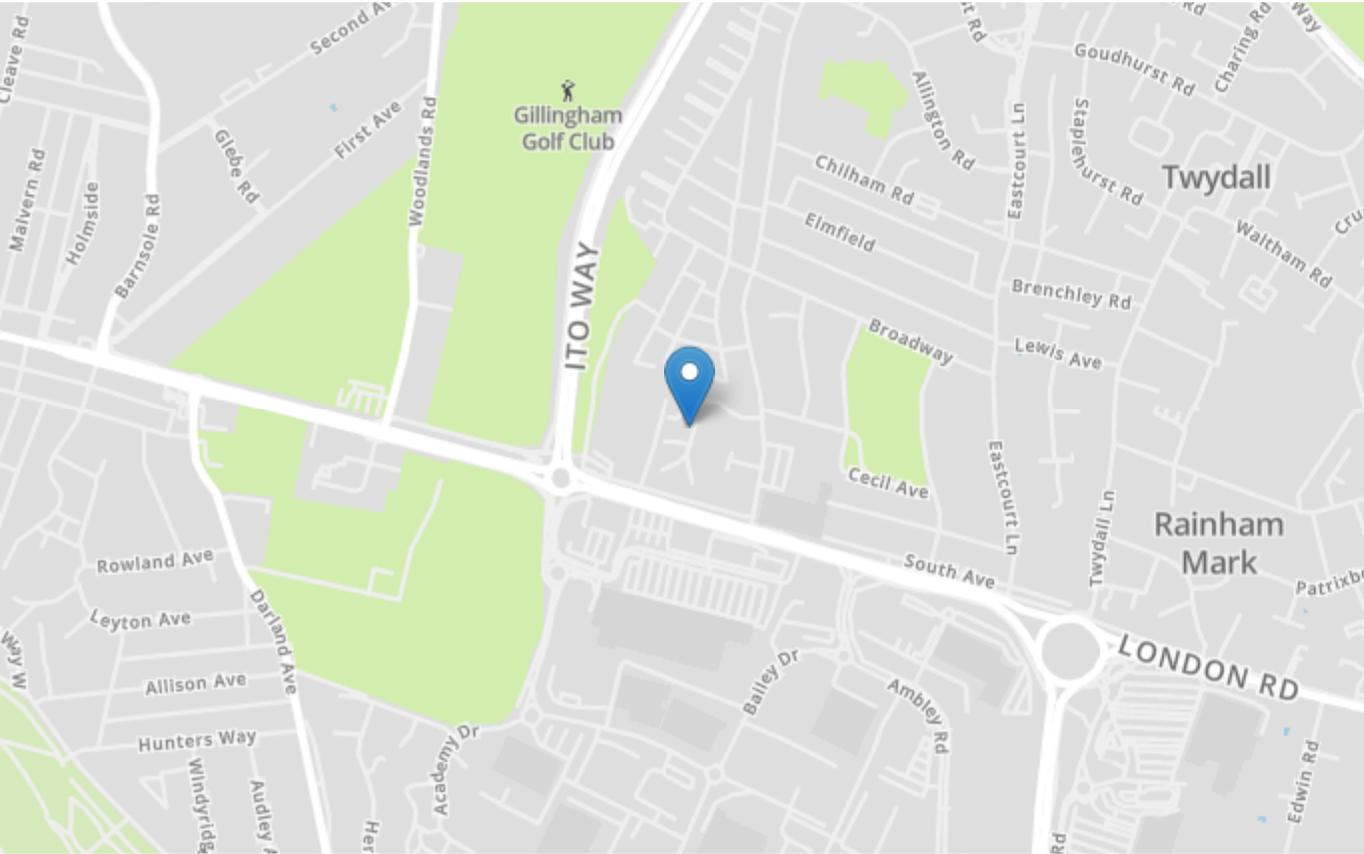


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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Agent Notes

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