



Two Bedroom Semi-Detached House  
Broadview Avenue, Rainham , Kent, ME8 9DE

Guide Price £325,000  
Freehold



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## Description

\* Guide Price £325,000 - £350,000 \*

This super family home has been extended to provide versatile living space. Ideally placed for local amenities in Rainham town centre and Rainham mainline station and schools. Situated in a popular road this property must be viewed. The property would now require some updating to fulfil its true potential.

On entering the property there is a hallway with a staircase to the first floor. The reception rooms to the ground floor are as follows: a lounge to the front aspect with fireplace. There is a separate dining room which leads into the kitchen with a comprehensive range of units and worksurfaces. The conservatory is accessed from the kitchen and has a bright aspect overlooking the established garden. There is also a bathroom to the ground floor. Continuing upstairs there are two double bedrooms, one of which benefits from an ensuite with a modern shower cubicle, wc and wash hand basin. There is another room which has recently been used as a study with the potential for a third bedroom. A fixed staircase leads to the generous and extended loft area, with additional mezzanine storage. The rear garden is established and of a good size (approximately 84ft), with many areas including: a patio and lawn area with established shrub borders and vegetable plot. There is a summer cabin, shed and access to the garage which has power and light. To complete the picture there is a Pavia driveway to the front.

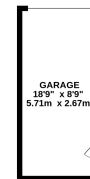
## Key Features

- No chain
- Extended two bedroom house
- Study / potential third bedroom
- Convenient for Rainham shopping centre
- Dutch barn style
- Some updating required
- Ensuite and conservatory
- Driveway and garage

## 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.

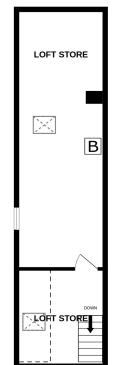
GROUND FLOOR  
323 SQ. FT. (29.9 SQ. M.) APPROX.



1ST FLOOR  
521 SQ. FT. (48.3 SQ. M.) APPROX.



ATTIC LEVEL  
385 SQ. FT. (35.5 SQ. M.) APPROX.



TOTAL FLOOR AREA : 1669 sq.ft. (155.1 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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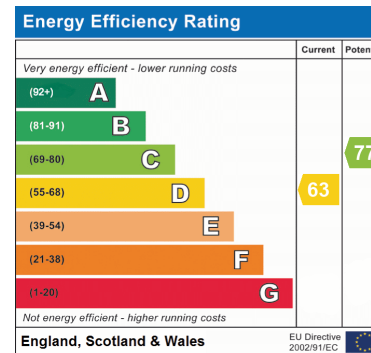
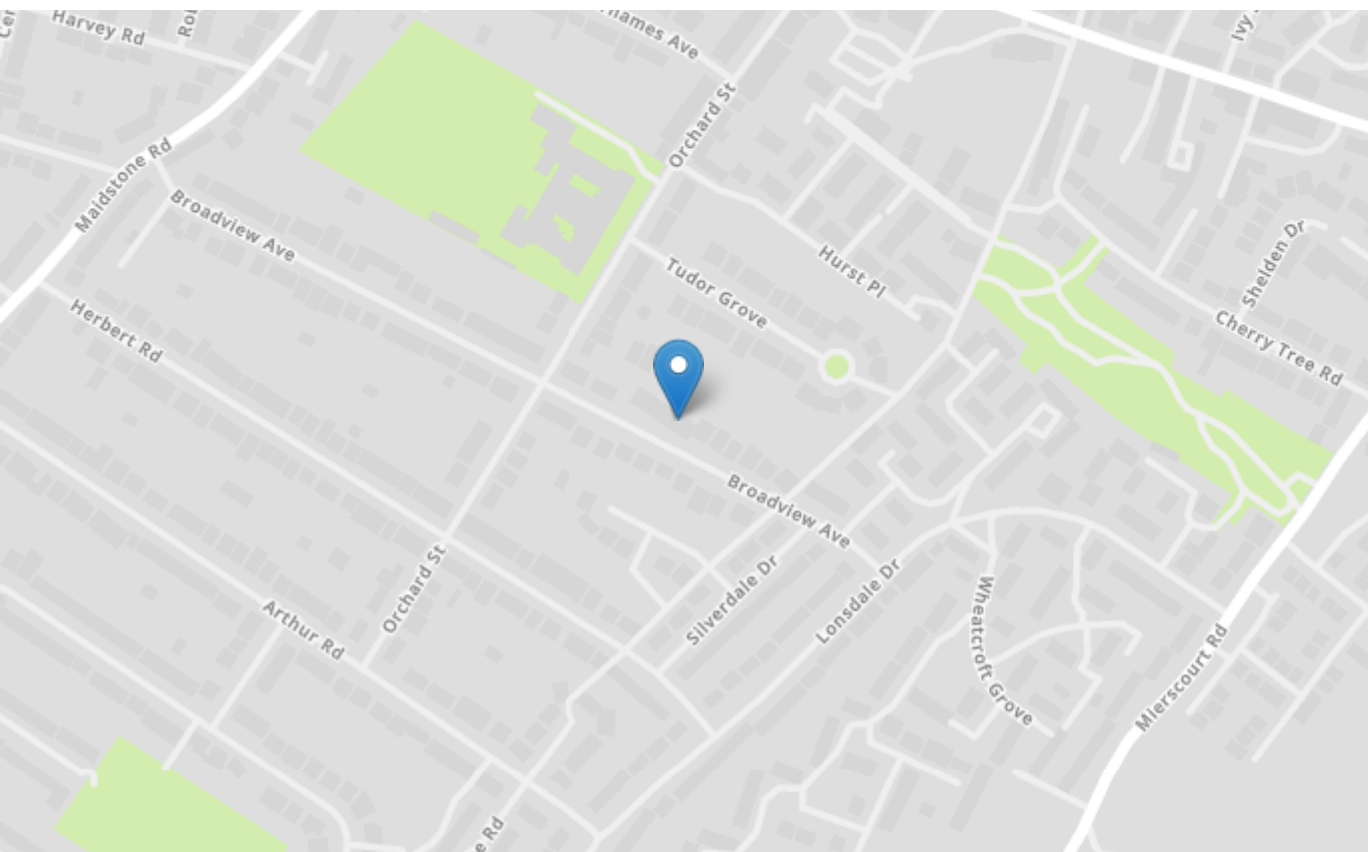






## Property Location

Broadview Avenue, Rainham , Kent, ME8 9DE



<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 council
<b>Council Tax</b>	Band D

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#### Agent Notes

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