



Three Bedroom Town House
Caldew Avenue, Rainham, Gillingham, Kent, ME8 6TP

Guide Price £240,000
Freehold

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Description

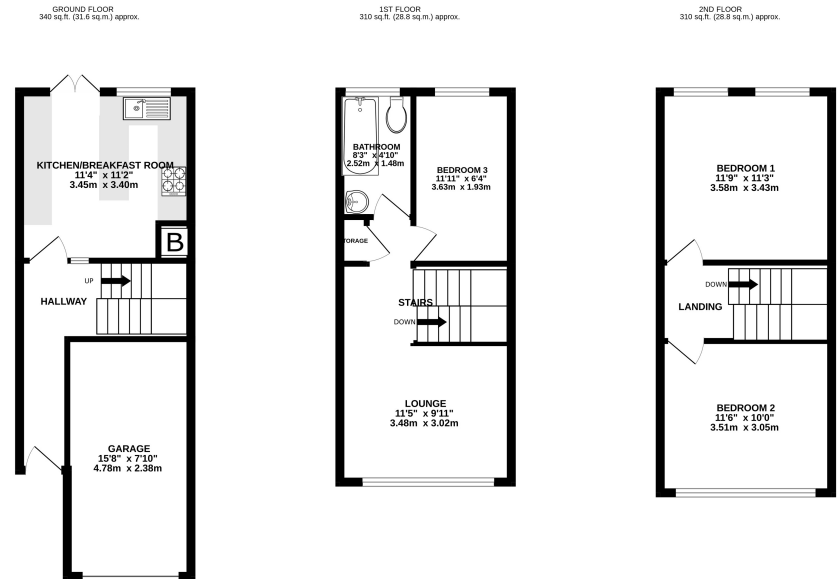
**** Guide Price £240,000 - £260,000 **** This versatile town house in such an excellent location could be the perfect home for you! To the ground floor a spacious hallway welcomes you leading to the well-appointed kitchen/breakfast room and an integrated garage provides additional storage or parking. The middle floor consists of a bright and airy lounge, family bathroom and a generously sized third bedroom. On the top floor, two spacious double bedrooms, both with breathtaking views, particularly to the front with its large window overlooking the river, it truly needs to be viewed to be appreciated. Externally, the rear garden is a good size for entertaining guests and benefits from rear access and the front offers a large tandem driveway for your convenience. A home like this within walking distance to grammar schools and with great versatility and potential is bound to keep us busy with enquires, so call the Greyfox sales team in Rainham now to arrange your viewing!

Key Features

- Three Bedroom Terraced Town House
- Perfect First Time Purchase or Investment Opportunity
- Garage & Driveway For Multiple Vehicles
- Popular Rainham Location
- Versatile Family Home Over Three Floors
- Excellent Transport Links
- Walking Distance to Schools Including Grammar
- Rear Garden Measuring Approx 24ft x 13ft

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.

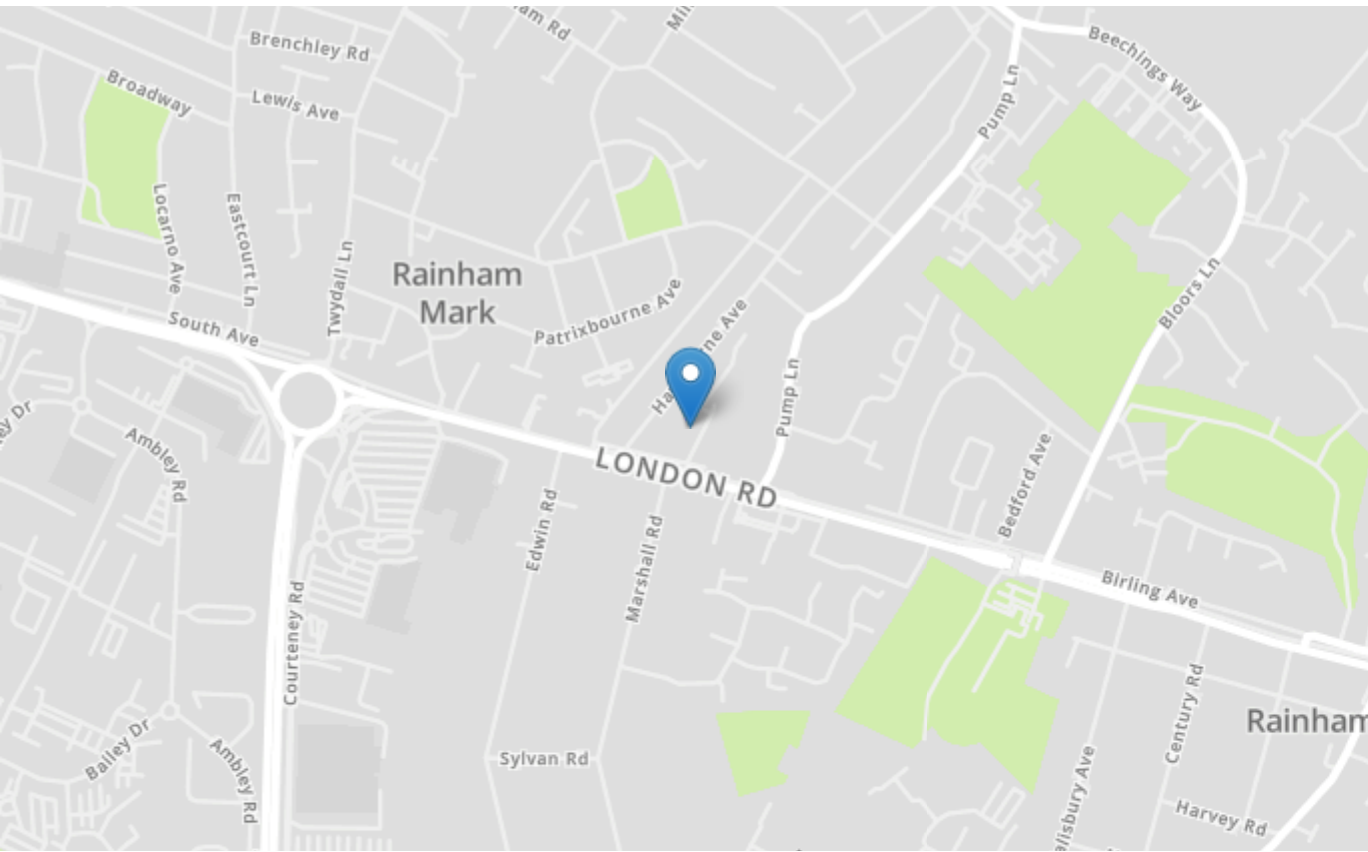



TOTAL FLOOR AREA: 960 sq ft. (89.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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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