



Two Bedroom Terraced House
Kent Terrace, Rainham, Gillingham, Kent, ME8 8QP

Guide Price £290,000
Freehold

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Description

Guide Price of £290,000 - £310,000. Nestled in the heart of Rainham, this charming Victorian terrace in Kent Terrace, Canterbury Lane offers the perfect blend of character and convenience. Set in a peaceful semi-rural location on a secluded cul-de-sac, yet just a short stroll from Rainham Train Station and with excellent motorway links, this property is ideal for those seeking a tranquil lifestyle with easy access to modern amenities.

Step inside and be greeted by a spacious 26ft+ living/dining room, complete with a stunning bay window, exposed beams, and a cosy log burner, perfect for those cosy winter evenings. The country-style kitchen is well-appointed and full of charm, complemented by a separate utility area with space for both a washing machine and tumble dryer. Upstairs, you'll find two generously sized double bedrooms and a beautiful modern bathroom, complete with a large walk-in shower, separate bath, and stylish metro tiles for that luxury finish. Outside, the 60ft garden is a true highlight, ideal for entertaining with ample patio space, a lush lawn, and a summer house for those warm summer days. Whether you're hosting gatherings or simply enjoying some peace and quiet, this garden has it all. While the access road is unadopted, there is on road parking adjacent to the property and the property shares a cesspit with the neighbours (with an annual cost of around £80), this Victorian terrace is an excellent first-time purchase or investment opportunity. Competitively priced this property is sure to generate interest, so contact Greyfox Rainham to arrange your viewing today!

Key Features

- Perfect Family Home, First Time Purchase or Potential Investment Opportunity
- Victorian Mid Terrace
- Cosy Log Burner
- Spacious Lounge & Dining Room with Cosy Log Burner
- Two Spacious Bedrooms
- Stylish Upstairs Bathroom with Separate Walk In Shower
- Fantastic Garden Measuring approx 64'00 x 14'0ft
- Well Appointed Kitchen & Separate Utility Space

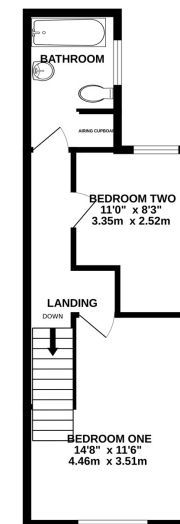
Local Area

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
331 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.3 sq.m.) approx.



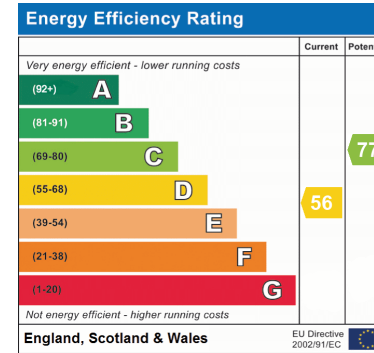
TOTAL FLOOR AREA : 753 sq.ft. (69.9 sq.m.) approx.

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

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

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Agent Notes

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