



Three Bedroom Semi-Detached House
Holmoaks, Rainham, Gillingham, Kent, ME8 7DN

Guide Price £300,000
Freehold

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Description

**** Guide Price £300,000 - £325,000 **** Exciting Opportunity to make this three bedroom Semi-Detached Family Home in Rainham you own!

Located in highly sought after Holmoaks, is a true gem for those eager to put their personal touch on their next home. Offering endless potential, it's perfect for growing families, first-time buyers, or anyone looking for a project in an excellent location. With easy access to top-rated schools, Rainham train station, and the vibrant town centre, this is a convenient and desirable spot to settle. The property boasts a welcoming hallway, a generous lounge ideal for relaxing and entertaining, a kitchen/breakfast room, and a conservatory overlooking the garden. Upstairs a family shower room, two generous double bedrooms and a larger than average single bedroom ensure plenty of space for family living. Outside an attractive front garden, tandem driveway for multiple vehicles, a detached garage, ideal for extra storage or further parking options and a mature west facing rear garden with patio, lawn.

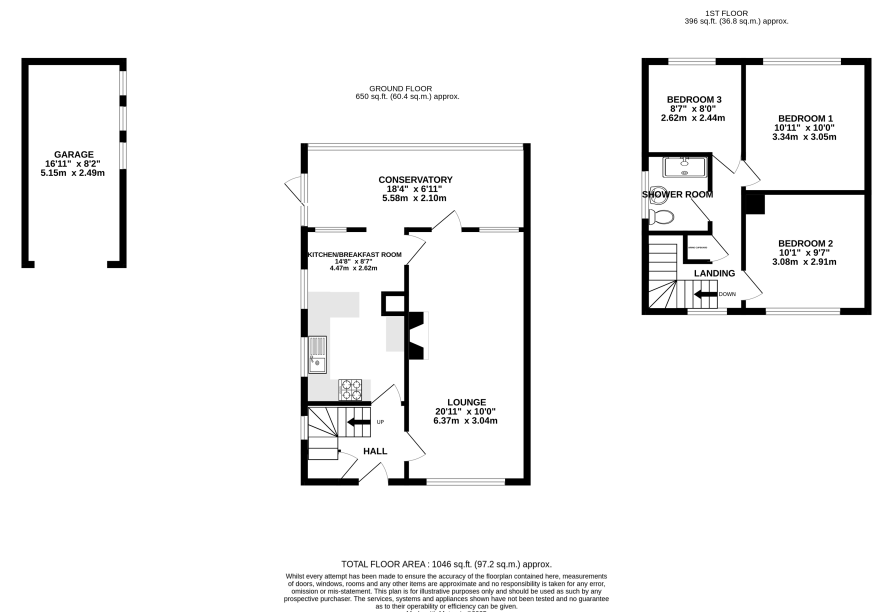
While some modernisation is needed, this property offers an exciting opportunity to create your dream home, with the potential for further extension (subject to planning consents). This property will be popular, so call the Greyfox Sales Team to book your viewing today.

Key Features

- Chain Free In Popular Rainham Location
- Three Generous Sized Bedrooms
- Close to Rainham Train Station, Town Centre & Selection of Schools
- Scope For Further Development (STPP)
- Garage & Driveway for Multiple Vehicles
- Conservatory /Utility Space
- Spacious Kitchen / Breakfast Room
- West Facing Garden Measuring Approx 28 x 18ft

Local Area

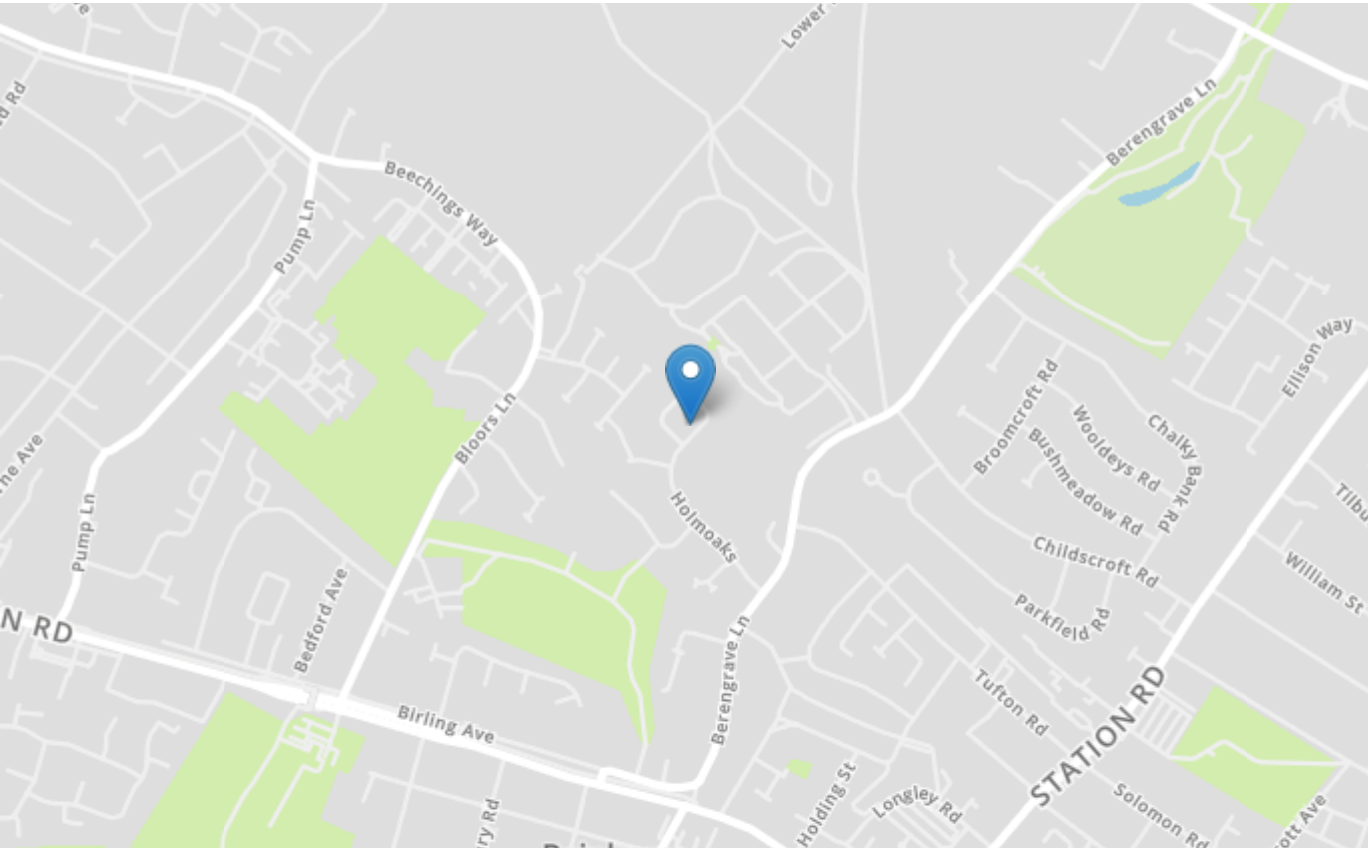
Rainham in the Medway towns is located descending towards the banks of the river Medway, approximately 39 miles from London. The ancient Watling Street main road (A2) runs through the town with the M2 motorway on the southern edge with good links to the M25/M20. There are a good number of shops and facilities 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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(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 D

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Agent Notes

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