



Three Bedroom Semi-Detached House
Station Road, Rainham, Gillingham, Kent, ME8 7PS

Guide Price £210,000
Freehold

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Description

Guide Price £210,000 - £230,000

A three bedroom, semi-detached home offering a fantastic blueprint for the first-time buyer or potential investment opportunity. If you are searching for a property you can really get your teeth into and make your own, this could be the one for you! To the ground floor, a lounge, separate dining room, kitchen and bathroom. Leading to the first floor, three bedrooms with the third off of the second. Externally, a fantastic rear garden, great for entertaining.

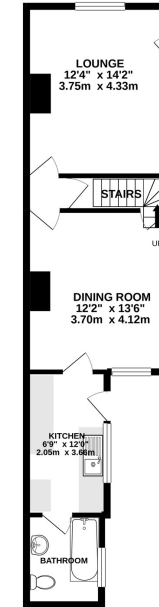
Key Features

- Three bedroom semi-detached
- No onward chain
- Two separate reception rooms
- Popular location with home movers, investors and commuter buyers
- Gas central heating
- 'Good' schools within proximity
- Well served by many local amenities & transport links
- Rear garden measuring approximately 150' x 15'

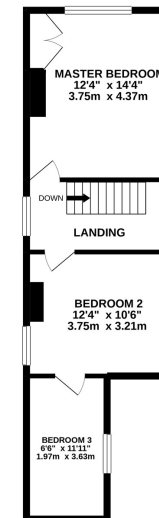
Local Area

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

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



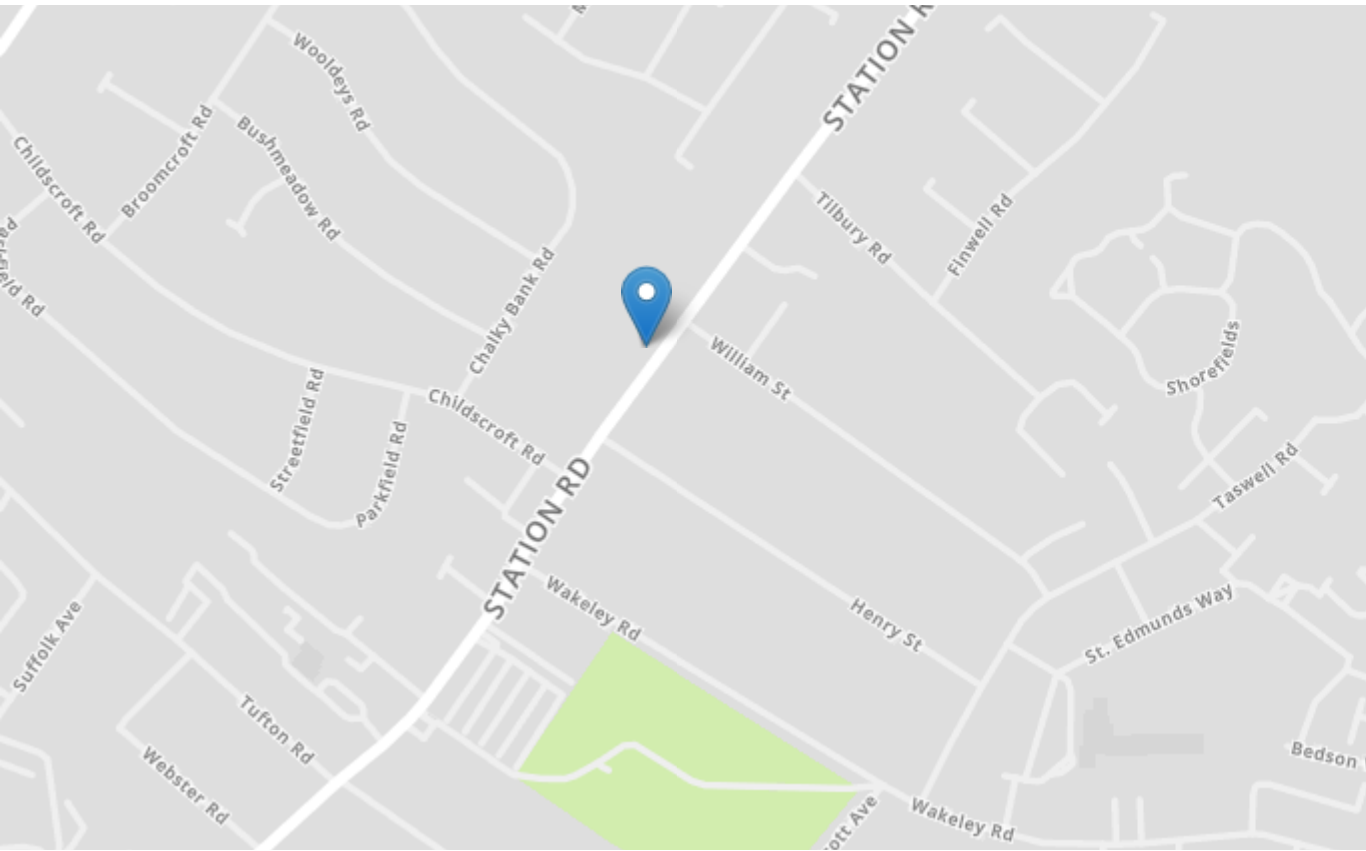
TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.


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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		77
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	30	
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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 C

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Agent Notes

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