



Two Bedroom End of Terrace House
Hanway, Rainham, Gillingham, Kent, ME8 6AL

Guide Price £260,000
Freehold

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Description

****Guide Price £260,000-£280,000**** Located in a quiet cul-de-sac in Rainham, this ready-to-move-into two-bedroom end-of-terrace home is close to local amenities and ideal for first-time buyers, downsizers, or investors. The ground floor features a useful entrance porch providing space for coats and shoes, leading into a bright and airy lounge. To the rear, a spacious kitchen/diner overlooks the garden and benefits from sliding doors that open directly onto the outdoor space, creating a great area for both everyday living and entertaining. Upstairs, there are two well-proportioned bedrooms, both with built-in wardrobes and storage, along with a modern family bathroom. Externally, the rear garden is a generous size and perfect for entertaining, offering a decked seating area, lawn, and a shed for additional storage, the front garden is low maintenance adding to the kerb appeal. The property further benefits from an allocated parking space to the side, along with additional visitor parking and on street parking nearby. Location wise, it's the perfect spot with great transport links on your doorstep with the M2 and A2 nearby, good schools locally and plenty of shops and amenities. Pick up the phone and start dialling before you miss out, call the Greyfox sales team in Rainham to arrange your viewing now!

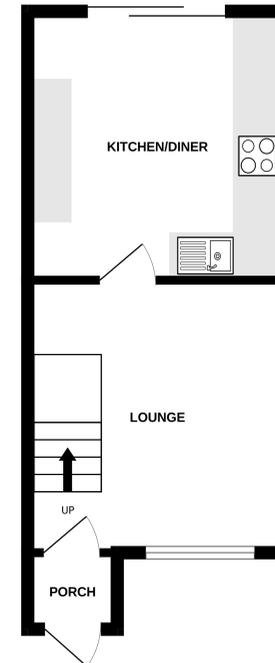
Key Features

- Two Bedroom End of Terrace
- Modern & Ready To Move Into
- Allocated Parking, Visitor Spaces & On Street Parking
- Peaceful Cul-De-Sac Location With Plenty Of Amenities Nearby
- Great Transport Links With A2 & M2 Nearby
- Modern Kitchen/Diner & Separate Lounge
- Well Appointed Family Bathroom
- Good Sized Rear Garden Measuring Approx 28ft x 12ft

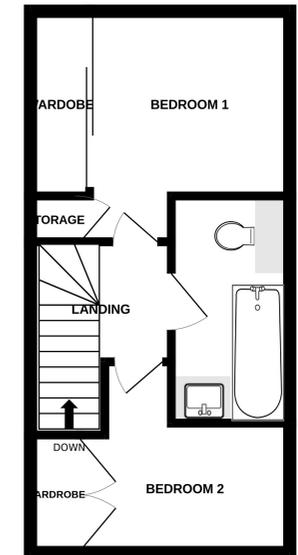
Local Area

Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre Gillingham offers a host of amenities including ice skating, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.

GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



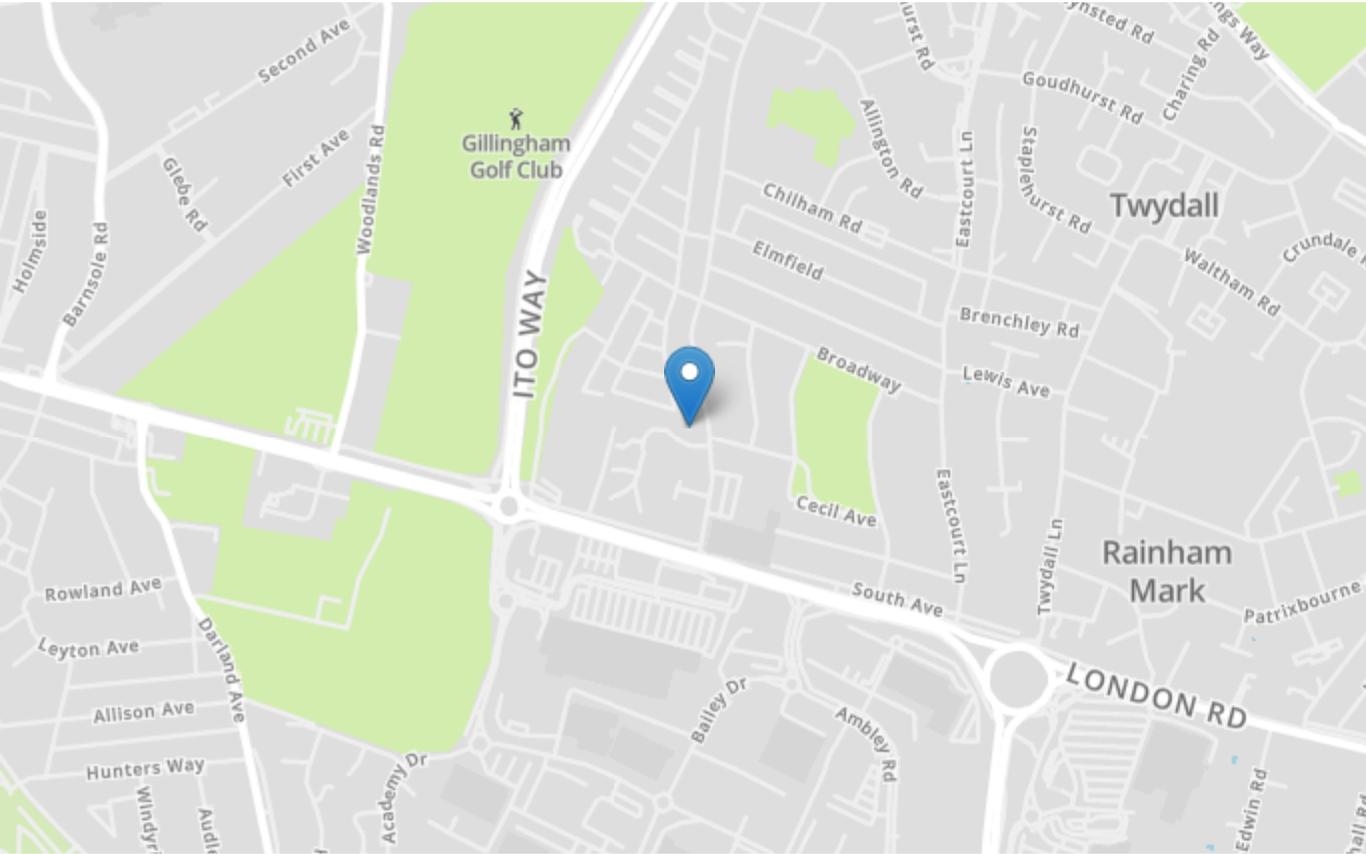
TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx.

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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 12/20



Property Location

Hanway, Rainham, Gillingham, Kent, ME8 6AL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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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