



Three Bedroom Detached House
Station Road, Gillingham, Kent, ME8 7UH

Offers in Region of £450,000
Freehold

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Description

A detached family home set in the heart of Rainham. Available is this splendid three bedroom extended detached family home. To the ground floor, a sizable lounge, kitchen, wet room, utility area and dining area with snug/family room. Leading to the first floor, three generously sized bedrooms and family bathroom. Externally, elegant front and rear gardens. To the front, a driveway with access to the garage.

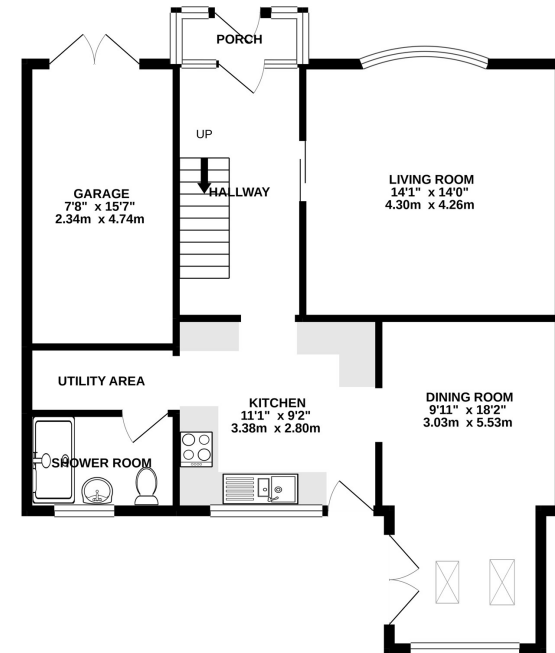
Key Features

- Three bedroom detached family home
- Extended dining area and snug
- Downstairs wet room and utility area
- Generously sized lounge
- Garage and driveway
- 'Good' and 'Outstanding' schools
- Well served by many local amenities and transport links
- Rear garden measuring approximately 30' x 34'

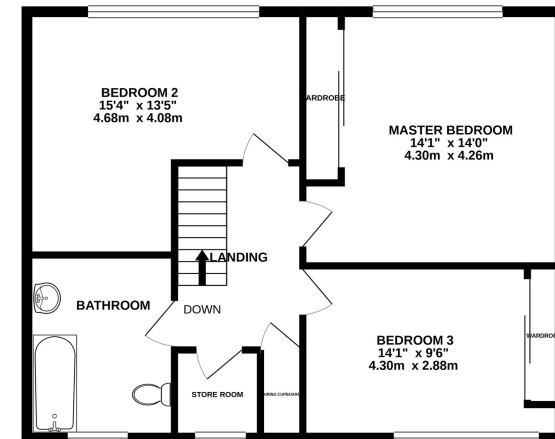
Local Area

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
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



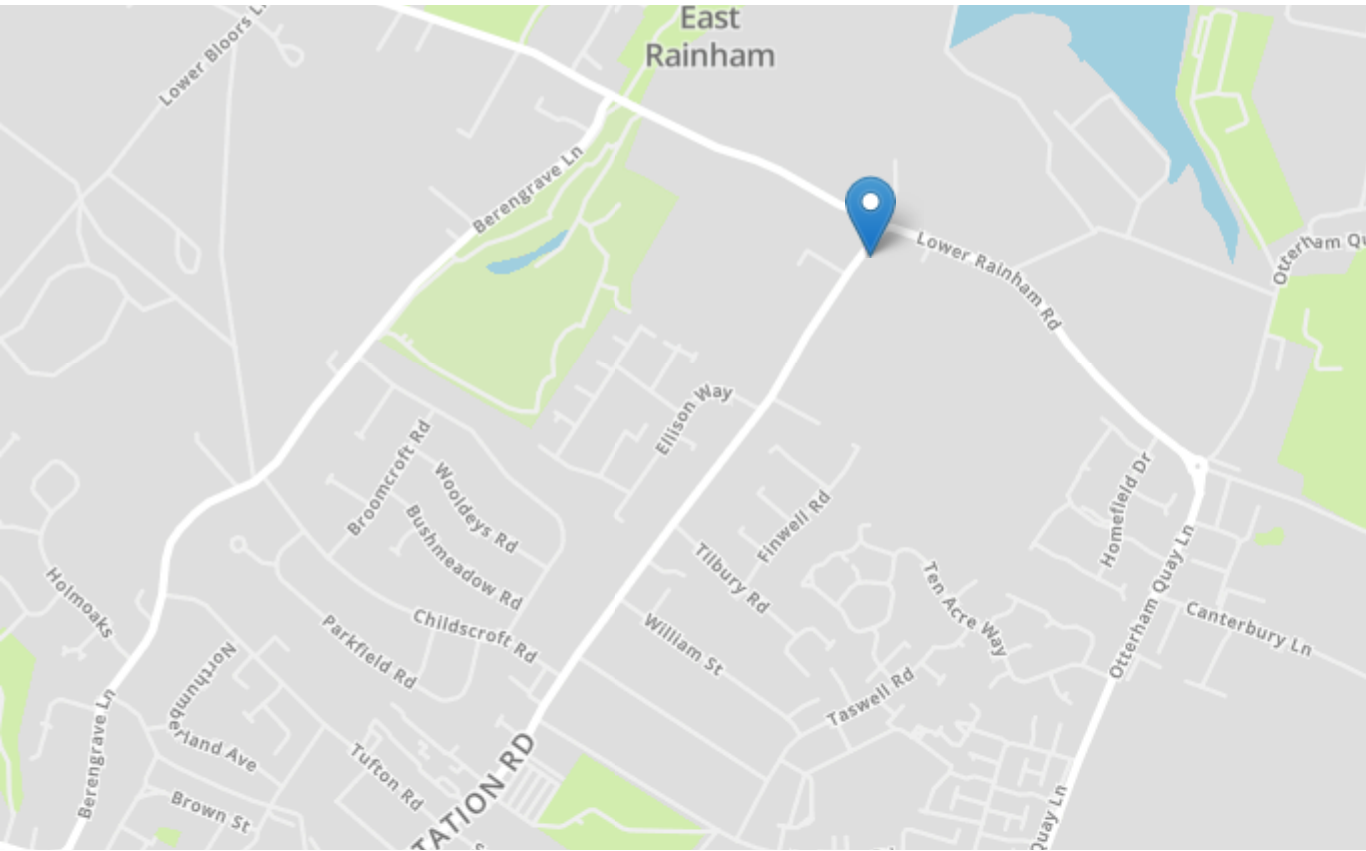
TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.


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

Station Road, Gillingham, Kent, ME8 7UH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	67	82
(39 to 54) E		
(21 to 38) F		
(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 D

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Agent Notes

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