



Three Bedroom Town House
Wheatcroft Grove, Rainham, Gillingham, Kent, ME8 9JF

Guide Price £280,000
Freehold

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Description

**** Guide Price £280,000 - £300,000**** This fantastic three bedroom end of terrace townhouse is a must see! Ideally located just 0.5 miles from Rainham's main shopping centre, train station, and a selection of schools, it's perfect for first time buyers stepping onto the property ladder or growing families in need of more space.

Step inside through the welcoming storm porch, where the ground floor offers a bright, spacious kitchen with views of the generous west-facing garden. With a patio, lawn, and convenient side access, it's an ideal spot for entertaining. The hallway also features a handy under-stairs utility/storage area. On the first floor, you'll find a stylish W/C, a fantastic sized lounge, and a larger than average single bedroom currently used as a playroom. The second floor boasts a contemporary family bathroom, a generously sized main bedroom with plenty of room for furniture, and another well-proportioned single bedroom. The front of the property offers a driveway for multiple vehicles and access to an integral garage, which has potential for conversion into additional living space (subject to planning approval).

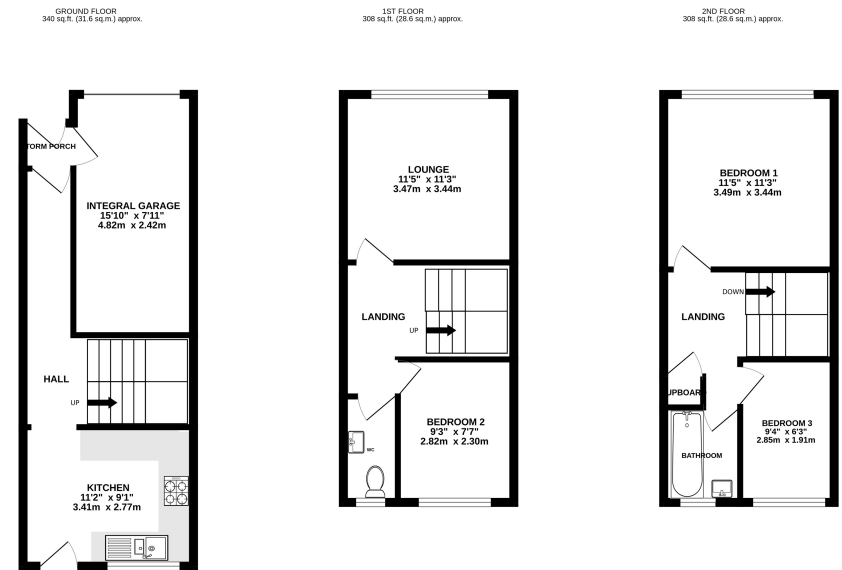
With so much to offer, this beautiful home won't be available for long! Contact the Greyfox Sales team in Rainham to book your viewing today.

Key Features

- Perfect First Time Purchase or Potential Investment Opportunity
- Flexible Accommodation Set Over Three Floors
- Three Bedroom End Of Terrace Family Home
- Integral Garage & Driveway
- Upstairs Family Bathroom & Separate W/C
- 0.5 miles To Rainham Train Station Ideal For Commuters
- Popular Rainham Location, Close to Shops, Schools & Amenities
- West Facing Garden Measuring Approx 44 x 14ft

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.

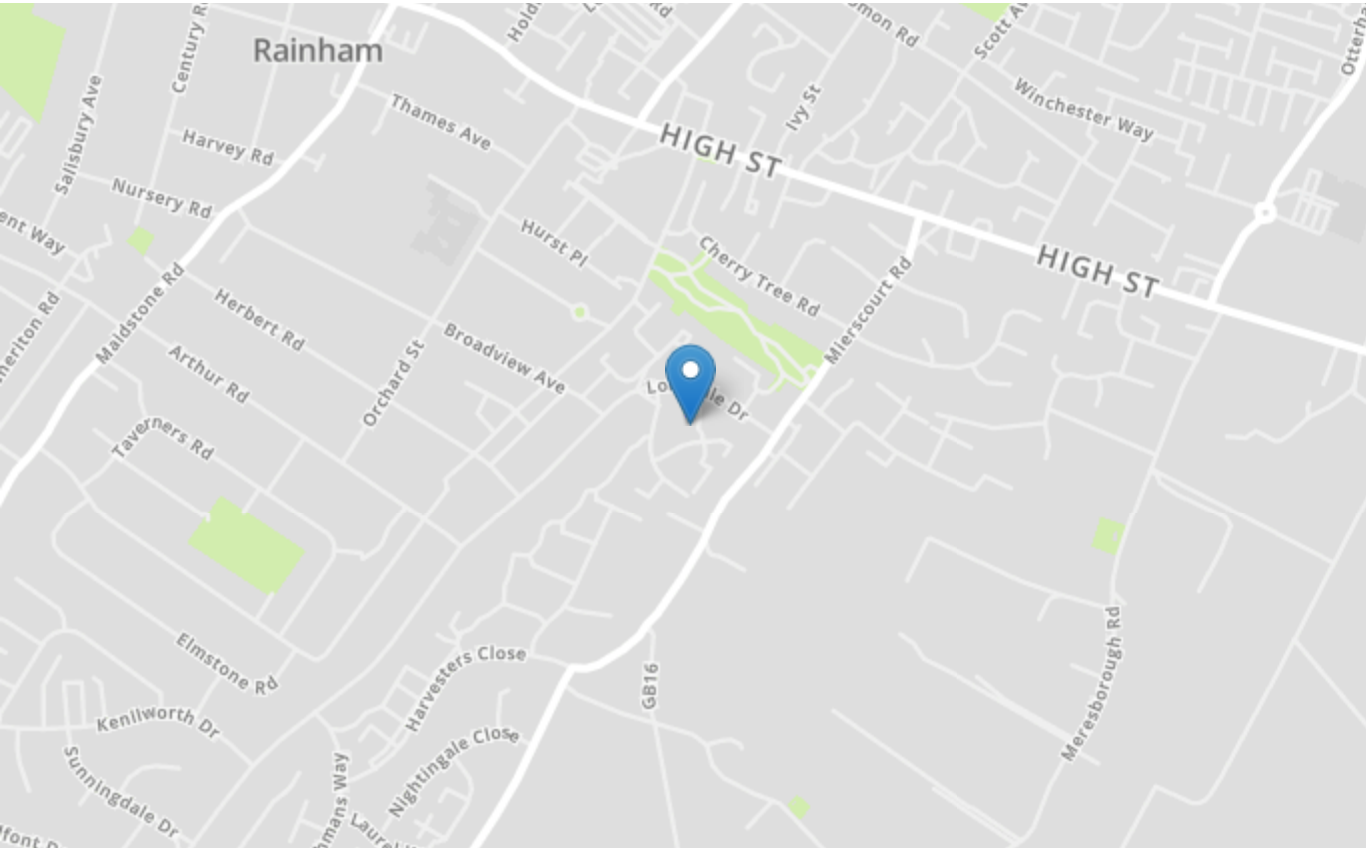



TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, 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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(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 C

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Agent Notes

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