



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

Guide Price £300,000
Freehold

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Description

Guide Price of £300,000-£325,000. Welcome to this charming extended three bedroom semi-detached family home in the highly sought after Holmoaks. Perfectly positioned within easy reach of excellent schools, Rainham train station, and the bustling town centre, this property offers convenience and a desirable lifestyle.

As you approach the property, you'll be greeted by an attractive front garden and a tandem driveway that comfortably accommodates multiple vehicles. The detached garage, complete with electric doors, adds an extra layer of convenience and storage. Step inside to discover a spacious and welcoming hallway, complete with a handy storage cupboard and a downstairs W/C. The heart of this home is the impressive lounge/diner, stretching over 21ft in length, providing ample space for both relaxing and entertaining. The country style kitchen is both functional and well appointed, offering plenty of storage and worktop space, making it a great space to cook and prepare meals. Adjacent to the kitchen is a cozy breakfast room that overlooks the mature rear garden, with lawn and established shrubs, perfect for enjoying your morning coffee. Upstairs, you'll find a sizeable family bathroom, two generous double bedrooms, and a larger than average single bedroom, all offering comfortable living spaces. While the property needs some modernisation, it presents a fantastic opportunity to create your dream home, with potential for further extension (subject to the usual consents).

Chain Free and priced competitively, we anticipate high interest in this property so don't miss out on this perfect blank canvas in a prime location. Call the Greyfox sales team in Rainham to book your viewing today!

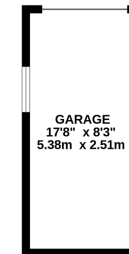
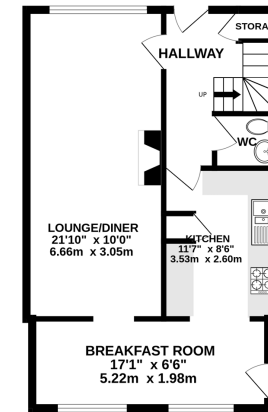
Key Features

- Chain Free In Sought After Holmoaks
- Three Sizeable Bedrooms
- Extended Semi Detached Family Home
- Detached Garage & Tandem Driveway
- Impressive Lounge/Diner over 21ft in Length
- Downstairs W/C & Upstairs Bathroom
- Popular Rainham Location, Close to the Train Station, Shops, Schools & Amenities
- Rear Garden Measuring Approx 26 x 25ft

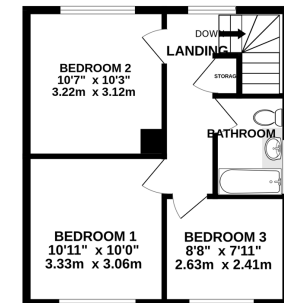
Local Area

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
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



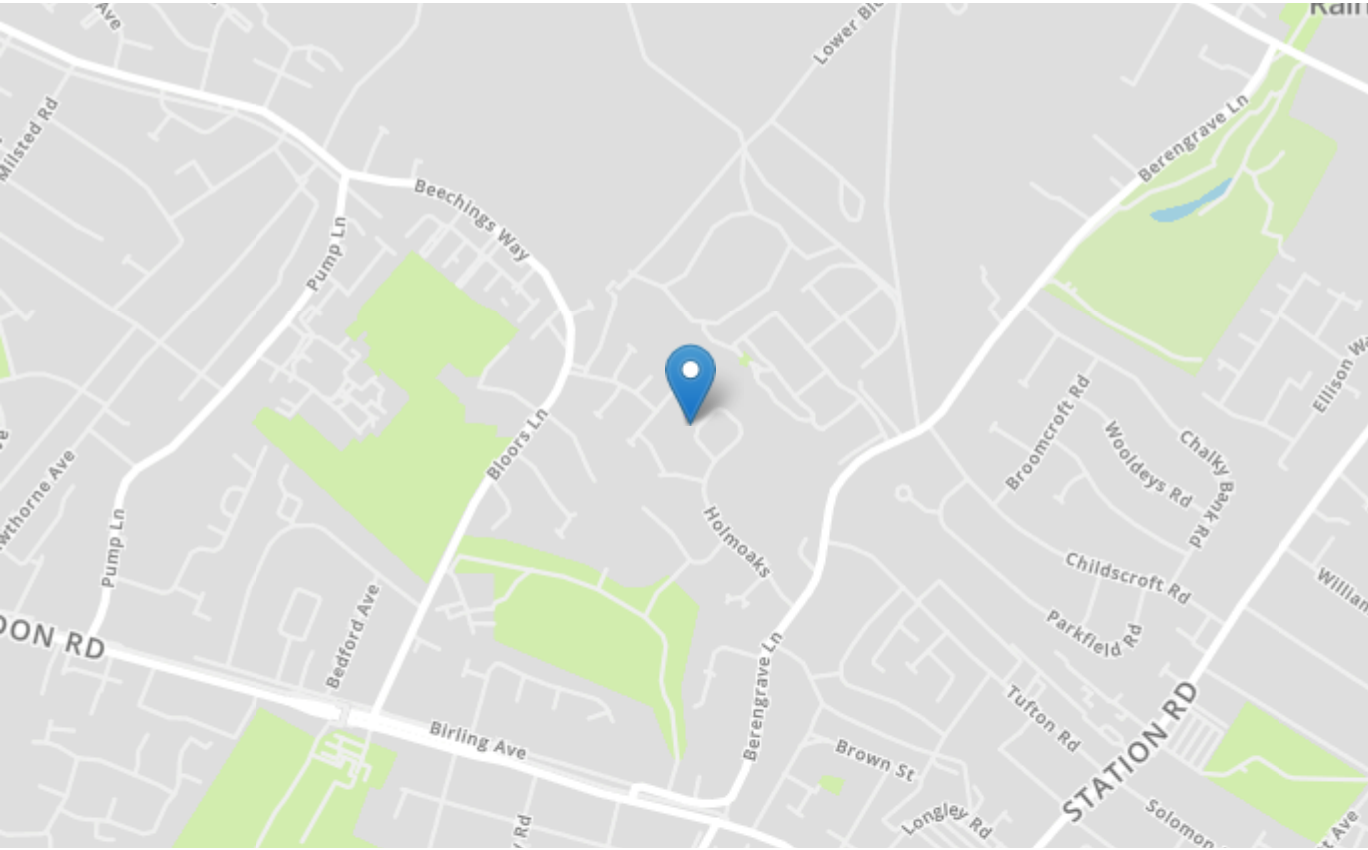
TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.


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		
(69-80)	C		76
(55-68)	D		
(39-54)	E	45	
(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	
Service Charge	
Local Authority	Medway
Council Tax	Band D

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Agent Notes

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