



Three Bedroom Terraced House  
Harvey Road, Rainham, Gillingham, Kent, ME8 0BA

Guide Price £230,000  
Freehold

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## Description

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Three double bedroom period family home, located on a popular road nearby Rainham High Street. Internally the property is in need of modernizing, however it could become an excellent investment or family home in the near future. Internally, this family home comprises of, entrance hallway, through lounge/diner, kitchen and family shower room. To the first floor three well proportioned bedrooms with the smallest measuring approximately 11'11" x 8'04". To the rear of the property, you will find a West facing rear garden with hard standing for one car and en-bloc garage (in need of repair) to the rear. Other benefits to note include close proximity to Primary and Secondary Schools, local amenities as well as easy access to motorways. Contact the Greyfox Sales Team in Rainham to book your viewing and avoid disappointment.

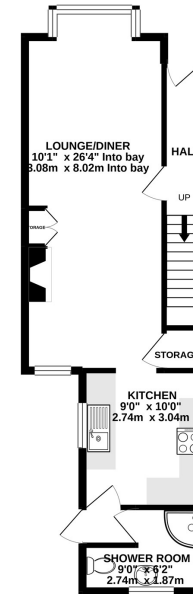
## Key Features

- Three double bedroom mid terrace
- Through lounge/diner
- Downstairs shower room
- Popular location
- Close to High Street and amenities
- En-bloc garage to rear
- Hard standing parking space to the rear
- West facing rear garden measuring approx 64'04 x 15'05 increasing to 26'01

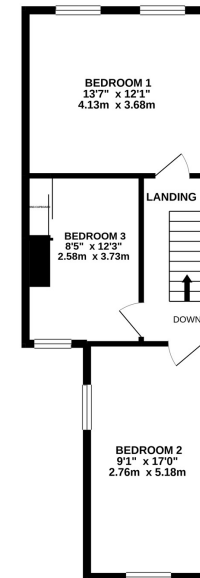
## Local Area

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  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



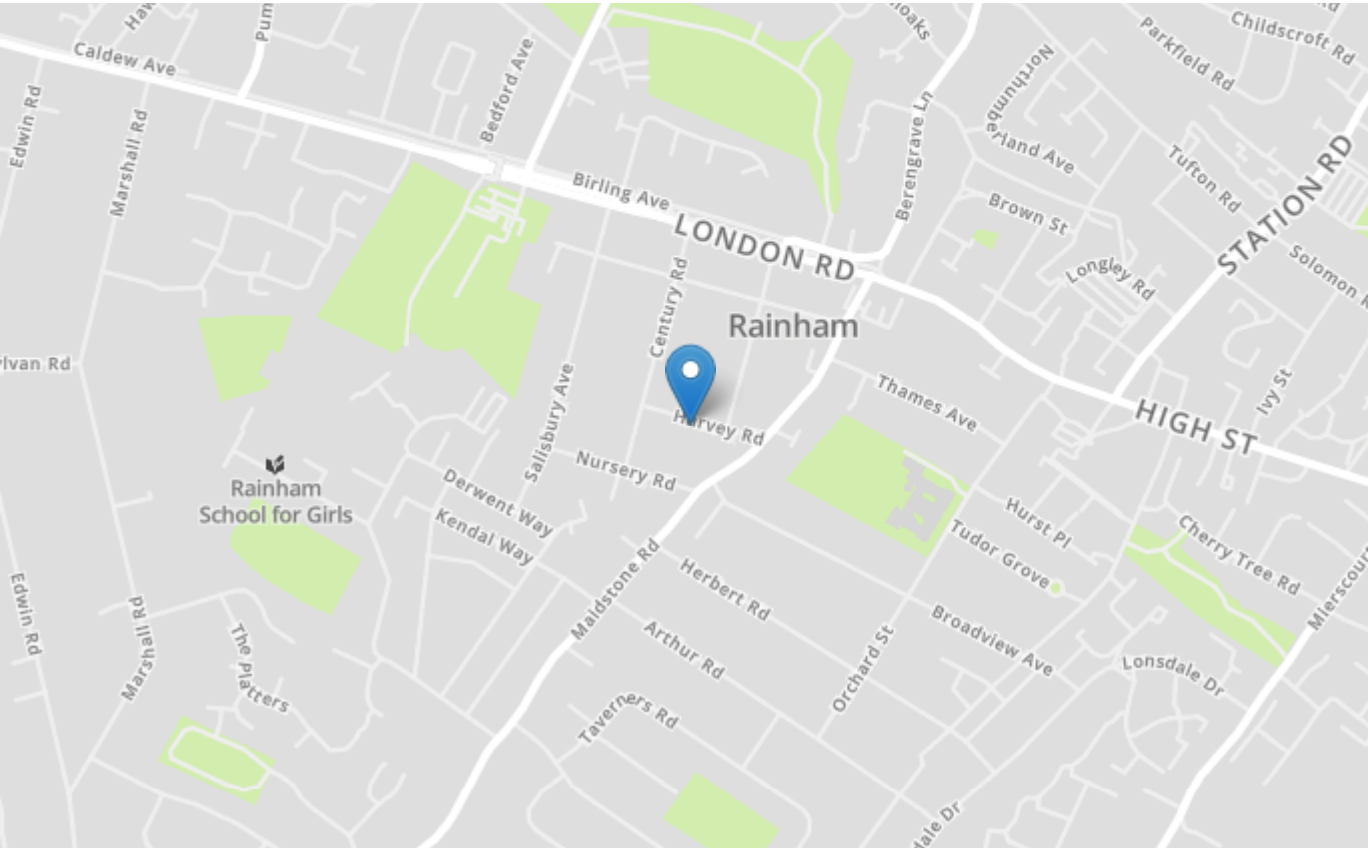
TOTAL FLOOR AREA : 942 sq.ft. (87.6 sq.m.) approx.


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) <b>A</b>		
(81 to 91) <b>B</b>		84
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	55	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC 

<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Medway
<b>Council Tax</b>	Band C

### Greyfox Walderslade

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### Greyfox Rainham

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#### Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.