



Two Bedroom End of Terrace House  
Winchester Way, Rainham, Gillingham, Kent, ME8 8DD

Guide Price £250,000  
Freehold

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## Description

**\*\*Guide Price £250,000-£270,000\*\*** Situated in central Rainham you are just a short walk away from the shopping centre, schools, train station and great links to the M2/M20. With no onward chain, this spacious well-presented end of terraced home would be the perfect first or next step on the property ladder and is a must see! Benefitting from a large front garden, you are welcomed into a roomy hallway and the accommodation offers a through lounge/diner, well-appointed kitchen with gas hob an array of cupboards, work top space and direct access to an established east facing garden, with patio areas, lawn, plant borders and brick built garden store. Upstairs a generous family shower room, with white fixtures and electric shower and two large double bedrooms with the main bedroom benefitting from dual aspect windows. With potential to extend internally (subject to relevant planning permission) and add off road parking to the rear, this home has been lovingly maintained over the years, and is a blank canvas for the next owners to make it their own. This will be popular so call the Greyfox Sales and Lettings team in Rainham and book your viewing now!

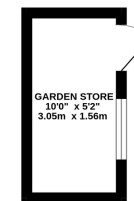
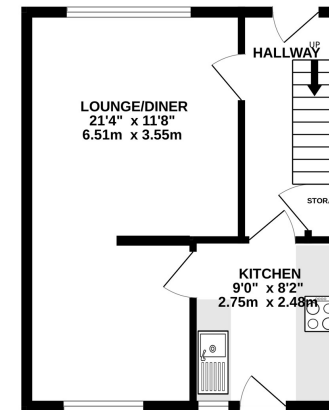
## Key Features

- Chain Free
- End of Terrace Family Home
- Through Lounge / Diner
- Two Generous Double Bedrooms
- Potential For Further Development (STRPP)
- Brick Built Garden Store
- Close To Schools, Local Amenities & Good Transport Links
- East Facing Garden measuring approx. 42 x 26ft

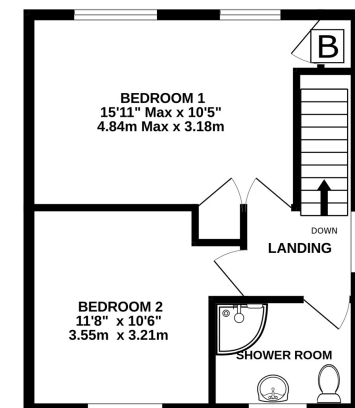
## Local Area

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  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



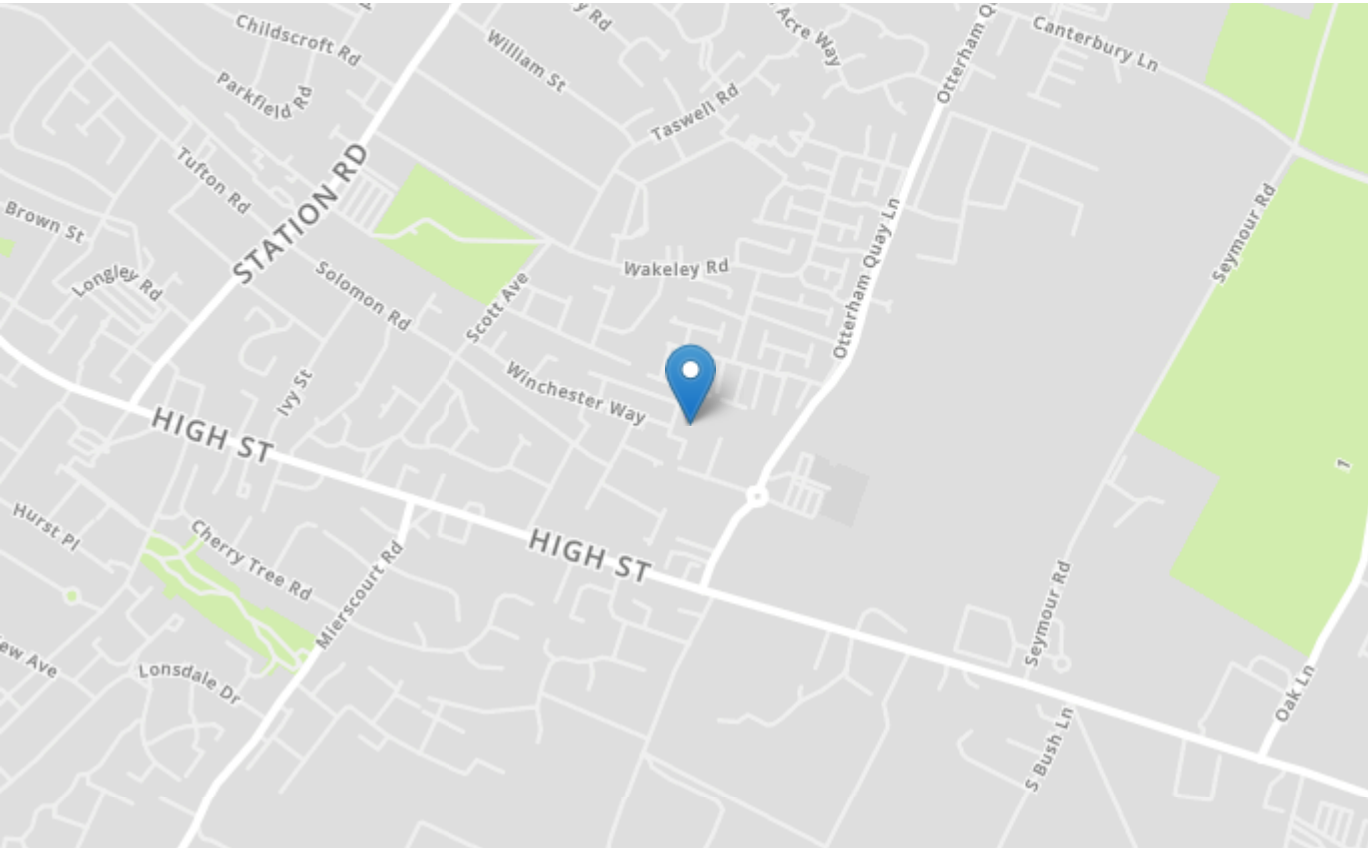
TOTAL FLOOR AREA : 795 sq.ft. (73.8 sq.m.) approx.

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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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 B

### Greyfox Walderslade

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#### Agent Notes

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