



Three Bedroom End of Terrace House  
Tufton Road, Rainham, Gillingham, Kent, ME8 7LE

Guide Price £325,000  
Freehold

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## Description

\*\* Guide Price £325,000 - £350,000 \*\* Situated in popular Rainham, close to the mainline train station, schools, green spaces and within walking distance of Rainham High Street, you will find this spacious end of terrace family home. Via the storm porch you are welcomed into a large hallway and the downstairs offers a through lounge/diner with beautiful bay window and feature fireplace, well-appointed kitchen, and large sunny conservatory that opens onto a low maintenance south westerly garden making it a great space for entertaining. On the first floor a good-sized bathroom with electric shower over the bath, two spacious double bedrooms and the third bedroom is a good sized single. Externally a driveway for multiple vehicles to the front and to the rear you have a hard standing and spacious garage, which would be perfect for a mechanic or a car enthusiast as you have useful rear access. With buckets of potential this is the perfect opportunity for someone looking for their next step on the property ladder or a home to put their own creative stamp on. It won't be around for long so give the Greyfox Sales and Lettings Team in Rainham a call today to get your viewing booked!

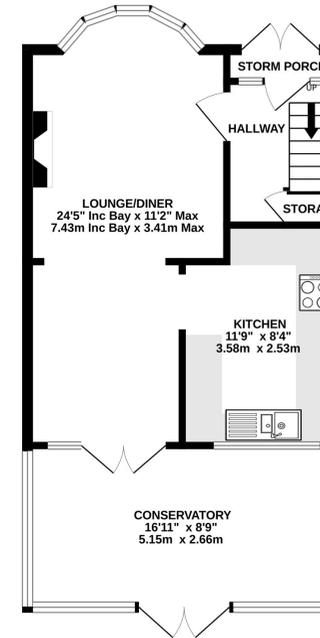
## Key Features

- Popular Rainham Location
- End Of Terrace Family Home
- Three Bedrooms
- Large Sunny Conservatory
- Through Lounge/Diner
- Garage & Off Road Parking To The Front & Rear
- Walking Distance To Rainham Train Station
- South Westerly Rear Garden Measuring Approx 56 x 23ft

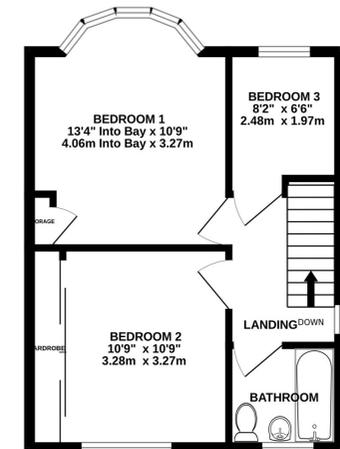
## Local Area

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  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



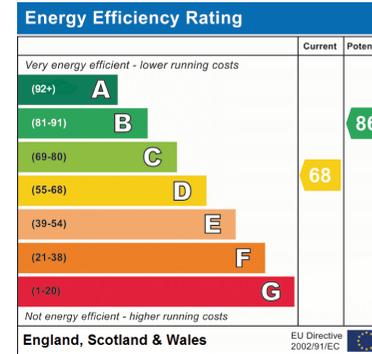
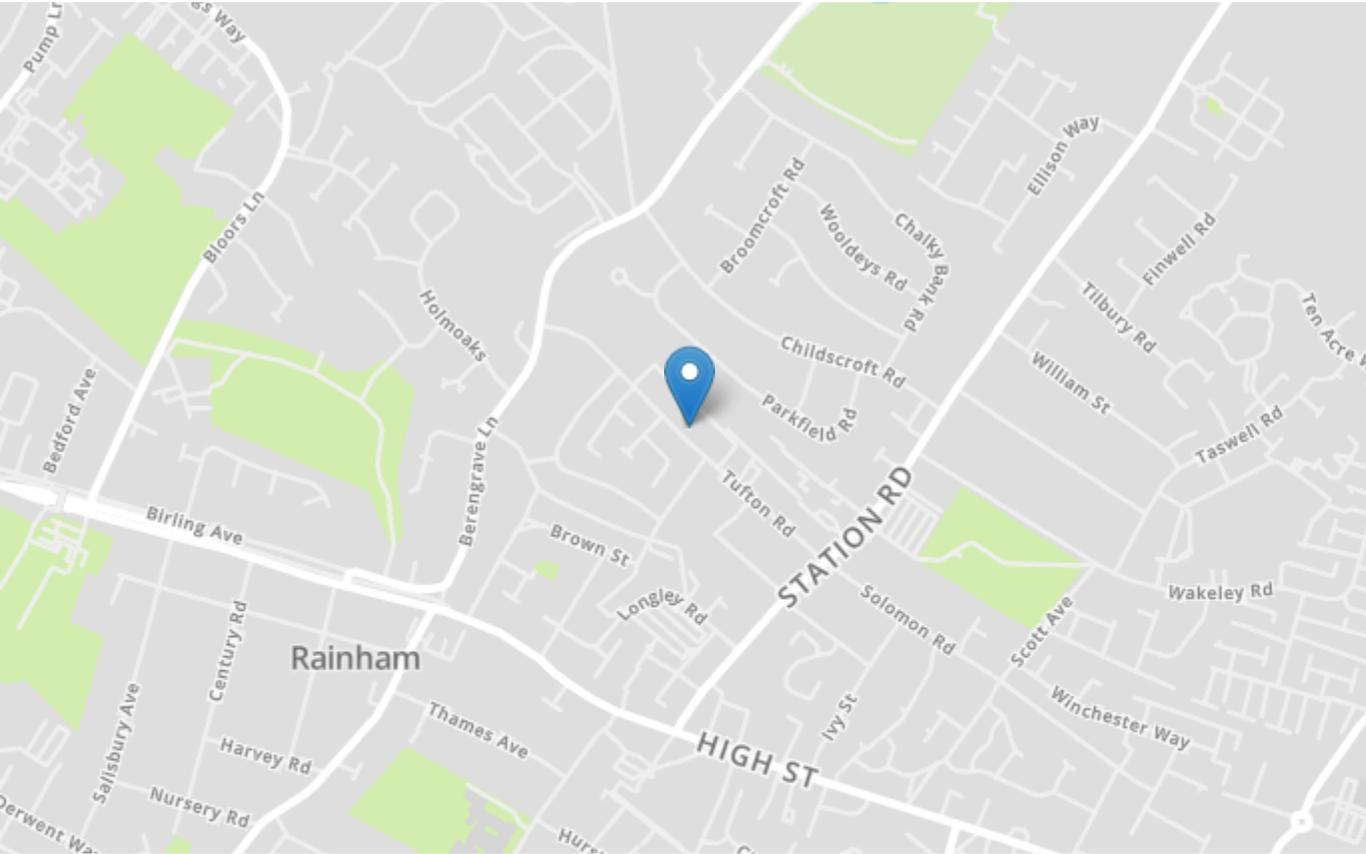
TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

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.



## Property Location

Tufton Road, Rainham, Gillingham, Kent, ME8 7LE



<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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#### Agent Notes

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