



Three Bedroom End of Terrace House
Wakeley Road, Rainham, Gillingham, Kent, ME8 8NW

Offers in Excess of £300,000
Freehold

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Description

Situated in a highly sought after town centre location, this chain free extended three bedroom end of terrace house on Wakeley Road, offers an ideal blend of convenience and comfort. Perfect for families, the property is within close proximity to local schools, the train station, shops, and excellent transport links.

The exterior boasts a lawned front garden with the potential to add a driveway (subject to the usual permissions). Side access leads to a well maintained rear garden, featuring established plant borders, a lawn, patio area and a detached garage. Inside, the property welcomes you with a storm porch and a spacious hallway. The ground floor offers a good-sized W/C with added storage, a generous lounge with a gas fire, and a large window that floods the room with natural light. Double doors lead into the spacious dining room, perfect for more formal occasions. Adjacent is a well-appointed, country style kitchen/breakfast room that allows access to the garden, making it a delightful space for family meals and entertaining. Upstairs, the modern family shower room impresses with its size and features a large shower. Two sizable double bedrooms with ample space for bedroom furniture and the third bedroom is a larger-than-average single, making it a versatile space for a child's room, home office, or guest room.

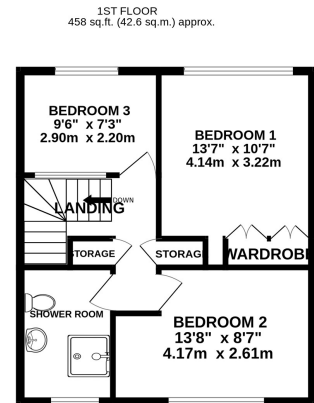
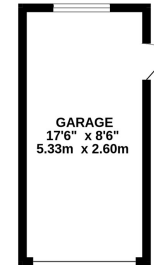
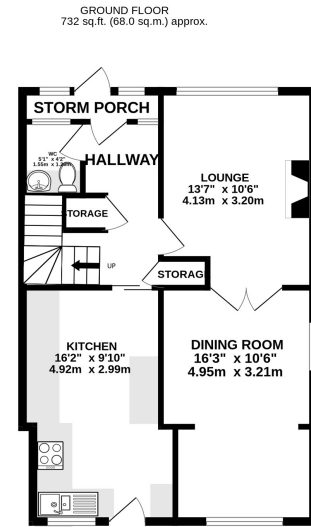
This property offers a blank canvas, perfect for those looking to make their mark on their new home. It's an ideal next step on the property ladder or a fantastic first time purchase. This will be popular and viewing is highly recommended, so contact the Greyfox Sales Team in Rainham to book your appointment today.

Key Features

- Popular Rainham Location, Close to Shops, Schools & Amenities
- Chain Free
- Downstairs W/C & Upstairs Shower Room
- Spacious Accommodation Throughout
- Three Separate Sizeable Bedrooms
- Two Reception Rooms
- Attractive Mature Garden measuring approx 38 x 25ft
- Garage & Potential To Add A Driveway

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.



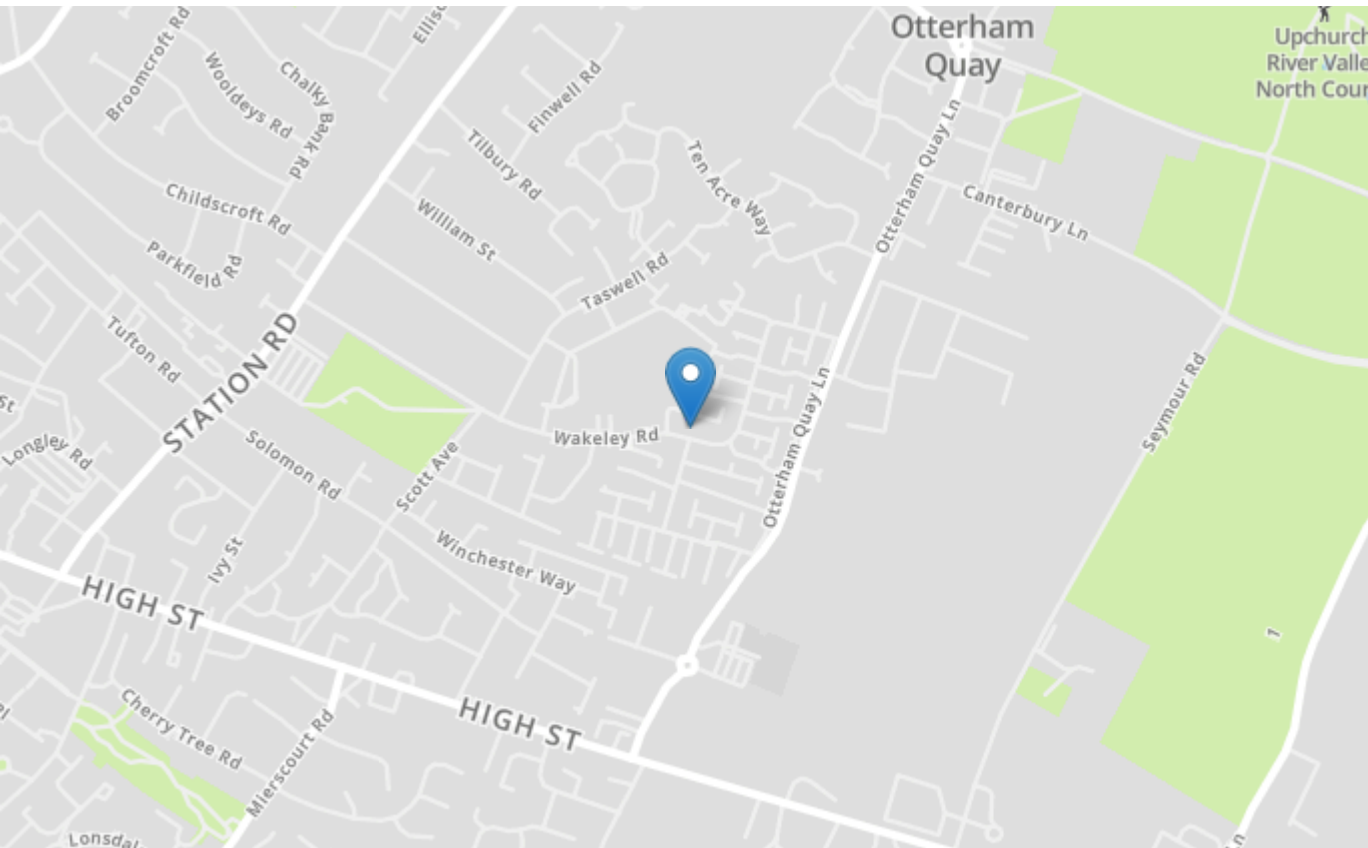
TOTAL FLOOR AREA : 1190 sq.ft. (110.6 sq.m.) approx.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82
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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