



Three Bedroom End of Terrace House

Sutherland Gardens, Rainham, Gillingham, Kent, ME8 9LZ

Guide Price £300,000

Freehold

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Description

Guide Price £300,000-£325,000 Well-presented three-bedroom end-of-terrace family home with garage, situated in a popular Rainham location. The ground floor offers a spacious entrance hall, a generously sized open plan lounge/diner ideal for family living and entertaining, and a modern, recently fitted kitchen. Upstairs, there are two spacious double bedrooms, a good-sized single bedroom, and a contemporary family bathroom, also recently fitted. Externally, the rear garden is a fantastic size and perfect for entertaining, featuring a patio area and lawn. The property further benefits from side access and access to the garage, which has electricity and provides additional storage or parking. To the front, there is a lawned garden with well-established shrubs. Located in a sought-after Rainham area with good local schools, excellent amenities, and convenient transport links right on your doorstep, this home is sure to be a popular choice. Pick up the phone and start dialling before you miss out, call the Greyfox sales team in Rainham to arrange your viewing now!

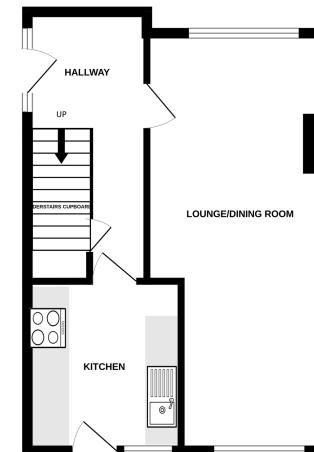
Key Features

- Three Bedroom End Of Terrace Family Home
- Substantial Entrance Hall
- Spacious Open Plan Lounge/Diner
- Modern, Recently Fitted Kitchen
- Garage With Access From The Garden Offering Parking Or Additional Storage
- Good Size Rear Garden Measuring Approx 43ft x 20ft
- Contemporary, Recently Fitted Family Bathroom
- Central Rainham Location Close To Schools, Amenities & Transport Links

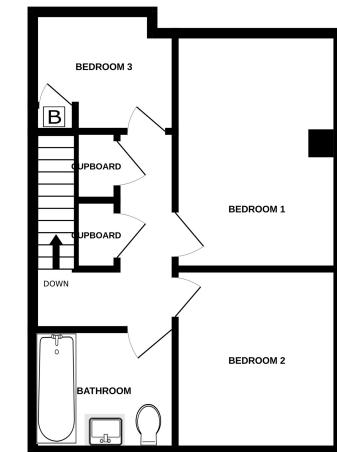
Local Area

Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre Gillingham offers a host of amenities including ice skating, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.

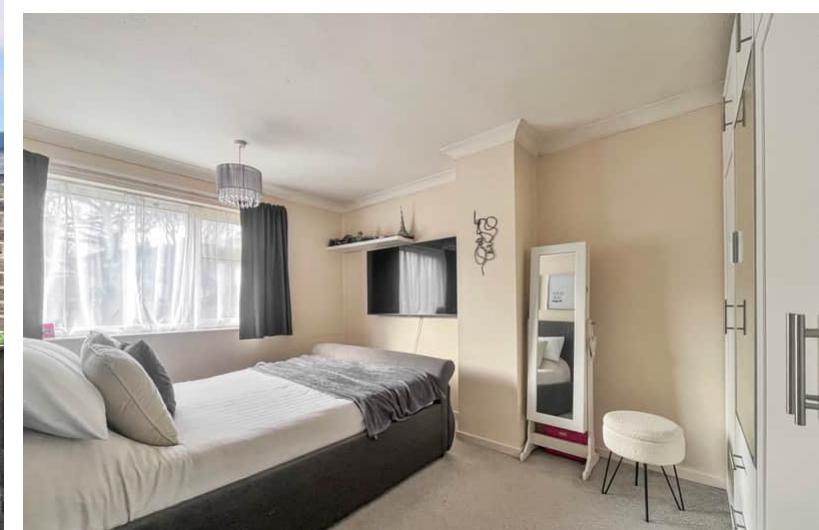
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.

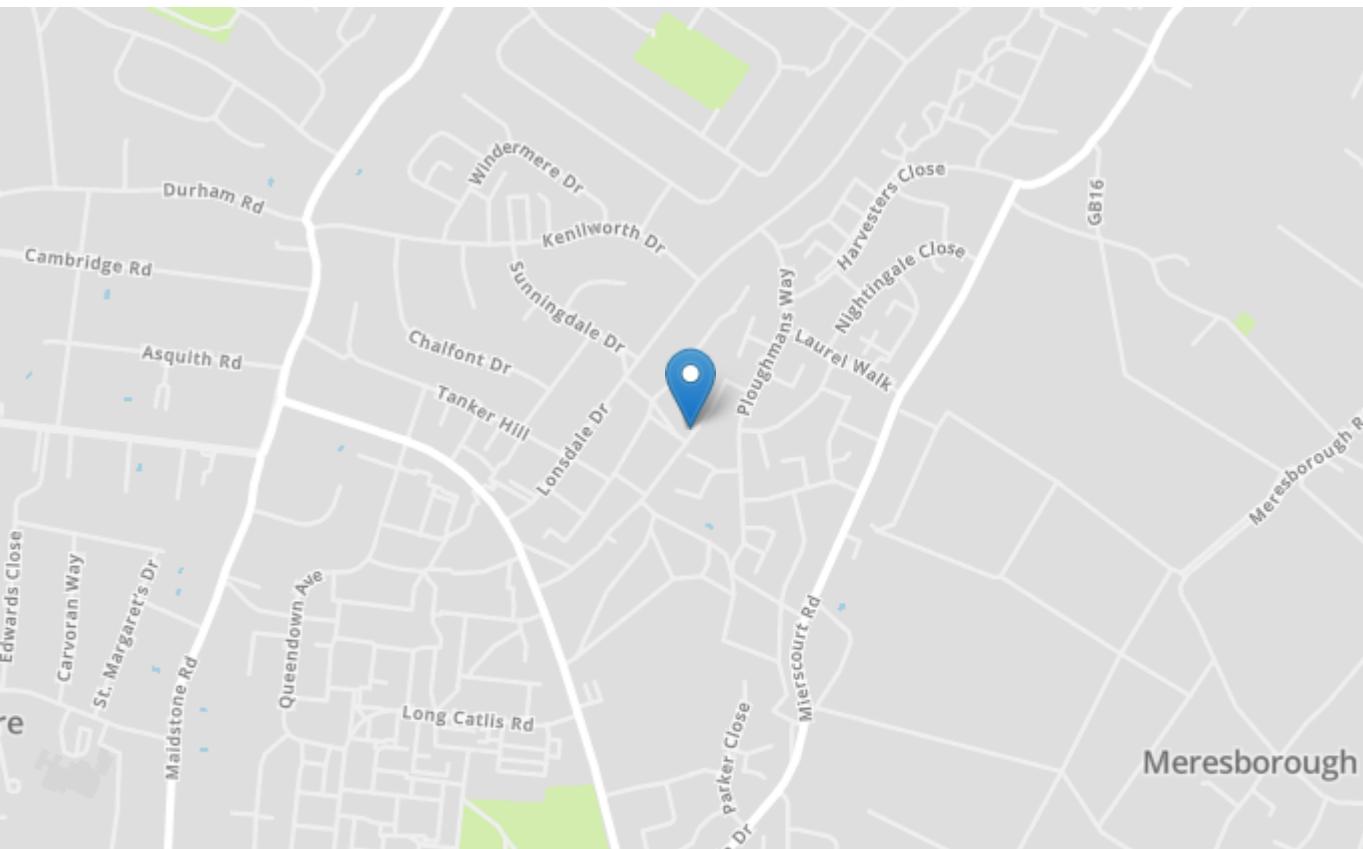


TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of distances, areas and any other items are approximate and no responsibility is accepted for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrix 6.020.



Property Location

Sutherland Gardens, Rainham, Gillingham, Kent, ME8 9LZ



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			
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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