



Three Bedroom Terraced House
Greenvale Gardens, Rainham, Gillingham, Kent, ME8 6HB

Offers in Region of £300,000
Freehold

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Description

This chain-free family home in popular Rainham, offers the perfect blend of location and convenience. Within walking distance to excellent schools, including Rainham Mark Grammar School, as well as transport links and local shops, it's ideally situated. Well presented throughout, the accommodation offers a welcoming porch, tiled hallway with storage, a spacious kitchen/diner room, and a bright lounge opening onto the garden via French doors. Upstairs the family shower room features a vaulted-ceiling, two generous double bedrooms and a larger than average single bedroom, currently used as an office. Outside, a front garden, garage en-bloc, and a fantastic East-facing rear garden with patio, decking, pond, and gated access, perfect for entertaining. Ready to move into, this home won't stay on the market long, so contact the Greyfox sales team in Rainham today to arrange your viewing!

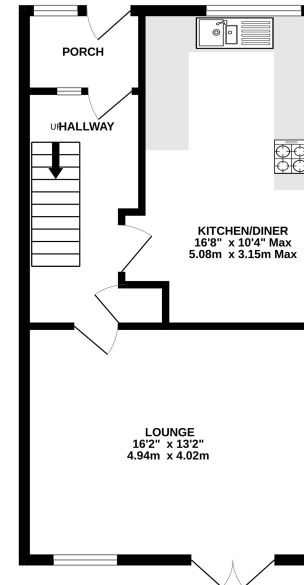
Key Features

- Chain Free
- Perfect First Time Purchase Or Potential Investment Opportunity
- Three Generous Bedrooms
- Well Presented Family Home
- Popular Rainham Location
- Great Access to Shops and Transport Links
- Close to A Selection of Excellent Schools
- East Facing Garden Measuring 28ft x 17ft approx.

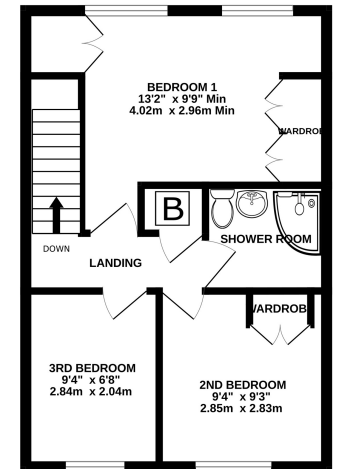
Local Area

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
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



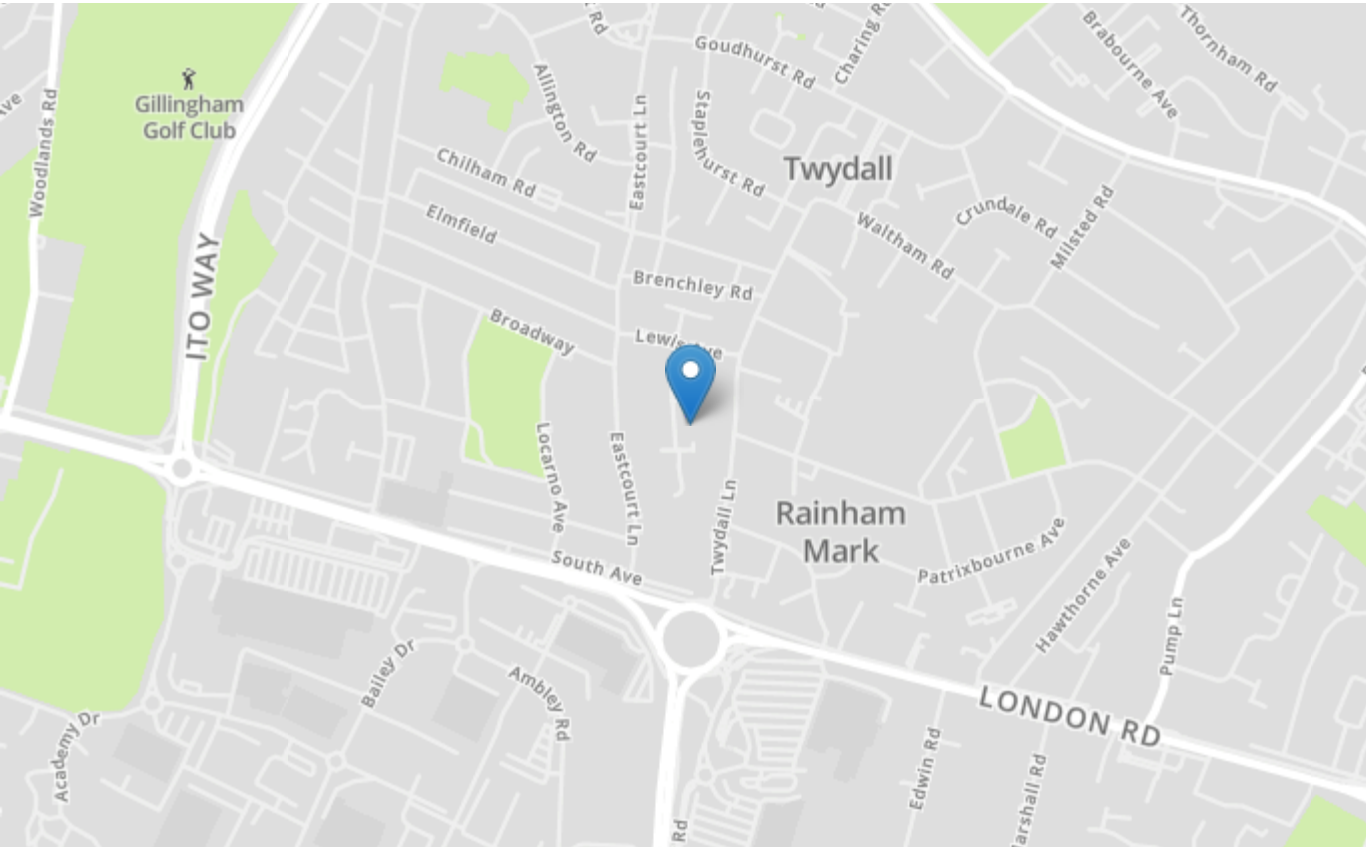
TOTAL FLOOR AREA: 893 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, points 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 taken 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		88
(69-80)	C		
(55-68)	D	67	
(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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