



Three Bedroom Semi-Detached House
Wooldeys Road, Rainham, Gillingham, Kent, ME8 7NT

Offers in Region of £375,000
Freehold

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Description

A warm and welcoming three bedroom, extended, semi-detached family home, set in a popular residential area and within 0.5 miles of Rainham Train Station. A true prospect of a family home. To the ground floor; a spacious entrance porch, hallway, lounge, contemporary kitchen/diner, 'snug' reception that could be used as a study/office, downstairs W.C and internal access to the garage. To the first floor, three well-proportioned bedrooms and a separate shower room. To the front, parking for two vehicles and to the rear an easy to maintain garden. The property is ideally located for Rainham High Street, supermarkets and easy access to motorways and surrounding villages. Contact the Greyfox sales team in Rainham to book your viewing to avoid disappointment.

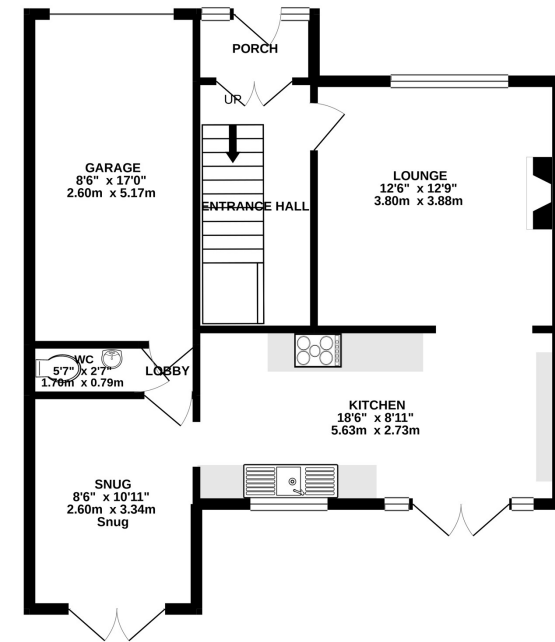
Key Features

- Three bedroom extended semi-detached home
- Contemporary kitchen/diner
- 'Snug' reception
- Downstairs W.C
- First floor shower room
- Garage and parking for two cars
- Residential location
- North east facing rear garden measuring approx. 44'11 x 27'14

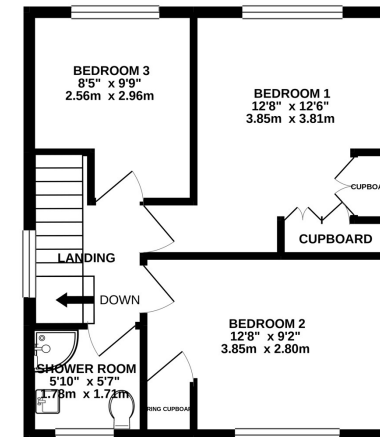
Local Area

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
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

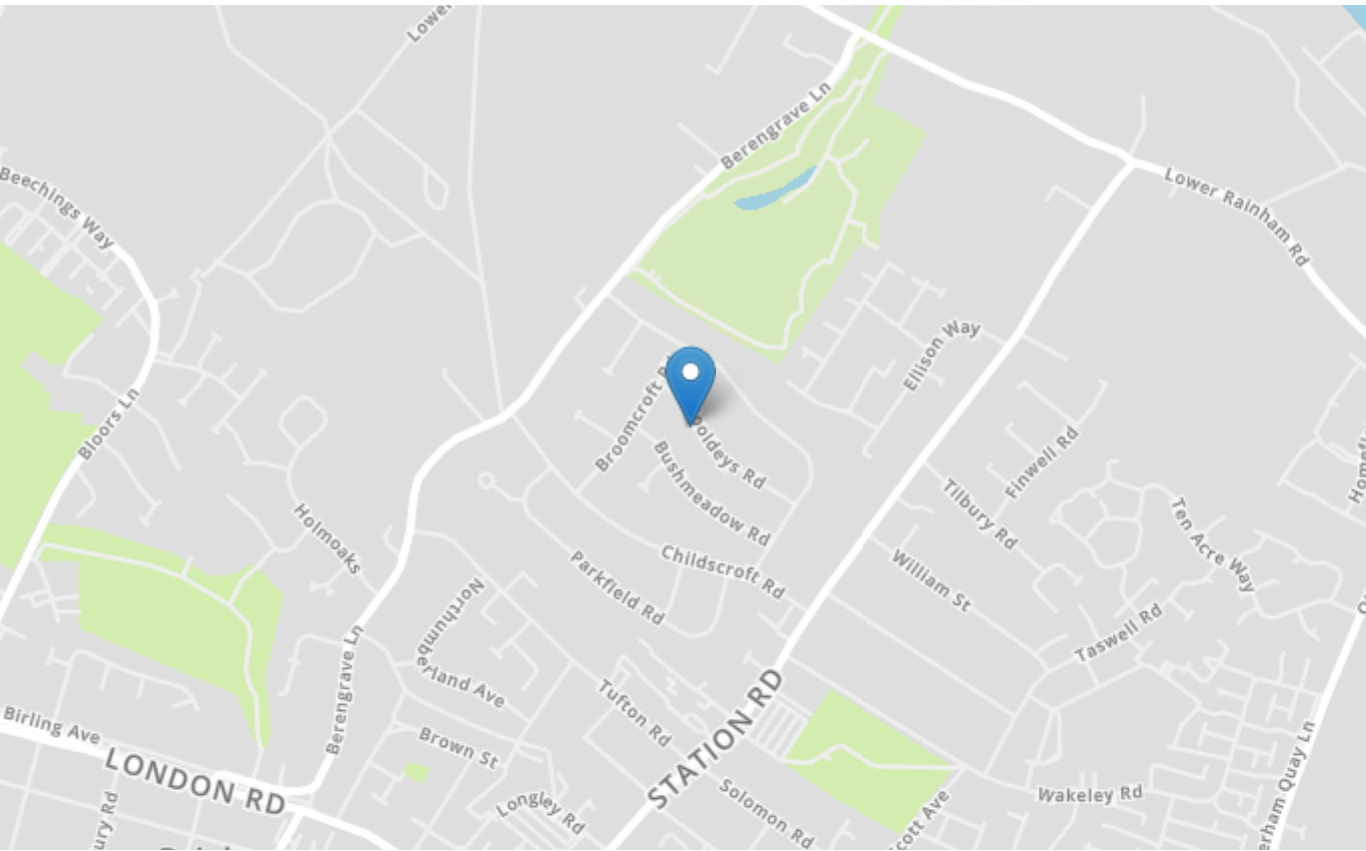
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Wooldeys Road, Rainham, Gillingham, Kent, ME8 7NT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		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 D

Greyfox Walderslade

Unit 2, Thetford House
Walderslade Village Centre
Walderslade Road
Chatham
Kent
ME5 9LR
Tel: 01634 672227 Email:
walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street
Rainham
Kent
ME8 7HS
Tel: 01634 377737 Email:
rainham@greyfox.co.uk

Agent Notes

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