



# Meresborough Road

Gillingham | ME8 8SP

## Meresborough Road Rainham, Gillingham, ME8 8SP

CR Real Estate are delighted to offer for sale with no onward chain this three-bedroom family home for sale, in a desirable location within the heart of Rainham, Gillingham.

Upon entering this delightful home, you are welcomed by an entrance porch and spacious lounge, leading on to a generously sized kitchen/diner with access to the rear garden. On the first floor, you'll find three well sized bedrooms and the family bathroom. Externally, this property boasts a great sized rear garden with paved patio area and grass lawn; plus parking to the rear of the home.

Situated in a popular residential area, Meresborough Road is situated in close proximity to a variety of local schools, amenities and motorway links, making it the ideal choice for first-time buyers or families seeking a comfortable and well-connected home.

Contact us to arrange your viewing and discover the possibilities this house has to offer.

Offers Over **£260,000**



## Entrance Porch

## Living Room

15'10 x 11'3 (4.83m x 3.43m)

## Kitchen/Diner

15'10 x 11'4 (4.83m x 3.45m)

## Bedroom

11'3 x 8'11 (3.43m x 2.72m)

## Bedroom

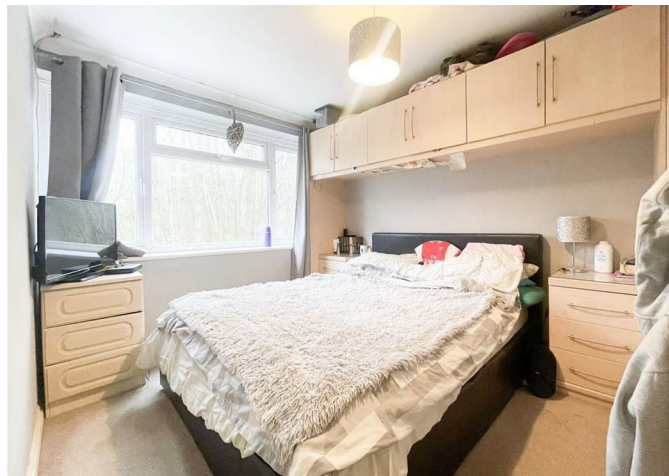
11'2 x 8'9 (3.40m x 2.67m)

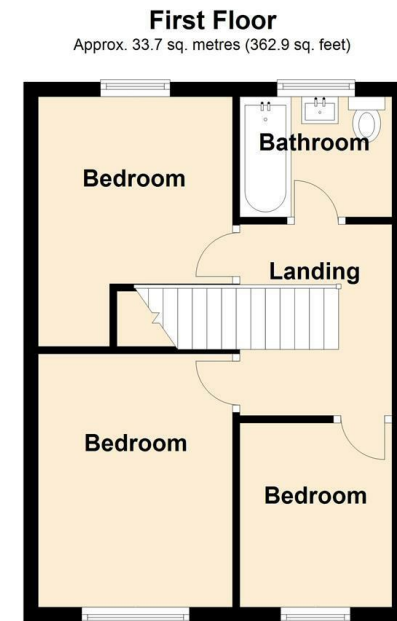
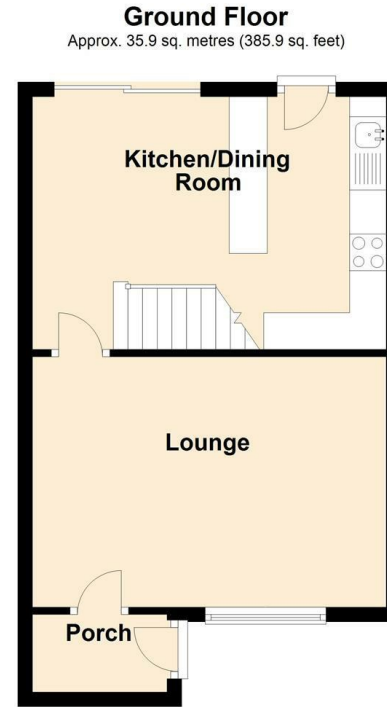
## Bedroom

8'3 x 6'6 (2.51m x 1.98m)

## Family Bathroom

6'10 x 5'5 (2.08m x 1.65m)





Total area: approx. 69.6 sq. metres (748.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.