



Strafford Lane, Rainham, Gillingham, Kent, ME8 8AG

Asking Price £250,000

- Two Bedrooms
- No Onward Chain
- Close to Train Station
- Off Street Parking
- Desirable Location
- Close to local amenities

Oast House Strafford Lane, Gillingham ME8 8AG

We are pleased to offer this delightful two bedroom maisonette, situated within an Oast House development right in the heart of Stratford Lane which is a quiet development located just off Rainham High Street. The property would make an excellent first time buy. The apartment is located only a stones throw from the High Street where you will find an attendant array of shops, pubs, bars, cafes etc. Also handy for the commuter with Rainham mainline railway station being around a 5 minute walk for fast commuter services into London St Pancras/Victoria. Step through the front door into an attractive lounge, off this you will find a kitchen/breakfast room. Upstairs are two bedrooms and a bathroom/W.C. Outside there is off street parking for two vehicles. The property is offered for sale with no onward chain and we strongly urge your earliest appointment to view! Contact the sales team at Wright & Co to book!



Council Tax Band: B



ENTRANCE DOOR TO:-

LOUNGE

15'8" x 10'5"

Windows to side, staircase to first floor, electric storage heater, fireplace, 2 x panel heaters

KITCHEN/BREAKFAST ROOM

15'8" x 13'1"

Window to front, range of base and eye level cupboard and drawer units with associated work surfaces, built in electric oven with four ring ceramic cooker hob above, extractor fan, integrated fridge/freezer, single drain stainless steel unit with mixer taps, plumbing for washing machine, electric panel heater, under stairs storage cupboard

FIRST FLOOR LANDING

Electric storage heater, doors to:-

BEDROOM ONE

15'8" x 8'10"

Window to front, built in double wardrobe cupboard, built in cupboard, electric storage heater

BEDROOM TWO

12'1" x 10'9"

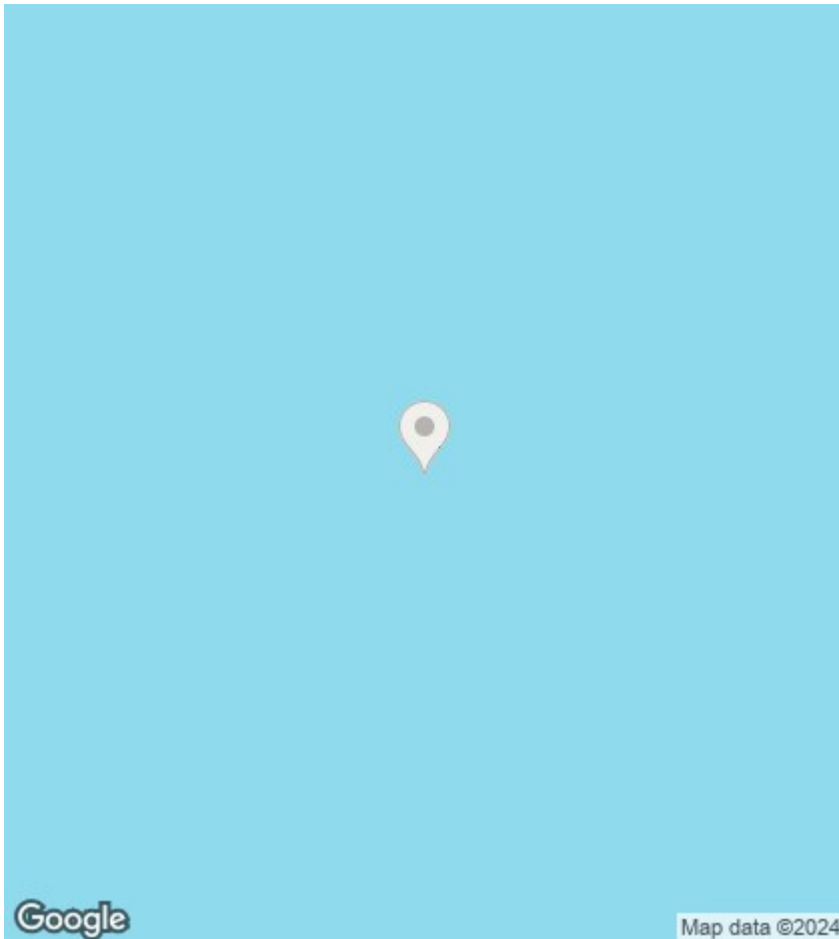
Window to side, built in double wardrobe cupboard

BATHROOM

Window to side, white suite with corner panelled bath with mixer taps, TRITON electric shower unit over, pedestal wash hand basin with mixer taps, low level W.C, fully tiled walls

EXTERIOR

Off street parking for two vehicles



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 67.0 sq m / 721 sq ft

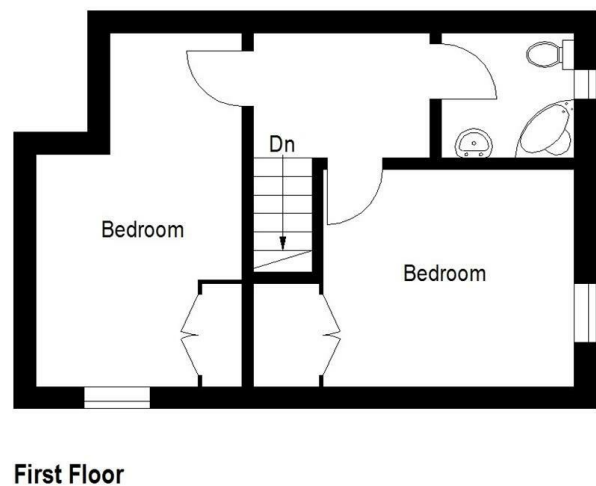
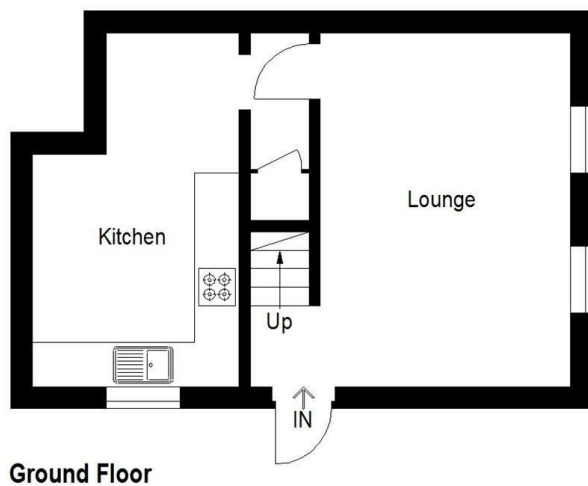


Illustration For Identification Purposes Only. Not To Scale (ID:1127787 / Ref:89300)