



The Old Orchard, Rainham, Gillingham, Kent, ME8 8DT

Asking Price £228,000

- Allocated Parking
- Two Bedrooms
- Popular Residential Location
- No Onward Chain
- Excellent First Time Buy/Investment
- Open Plan Lounge/Kitchen

8 The Old Orchard, Gillingham ME8 8DT

ATTENTION FIRST TIME BUYERS! This modern two bedroom terraced house is situated on a small development in a quiet cul-de-sac in Central Rainham, within only minutes walking distance of Rainham Town Centre Precinct where you will find a wide range of shopping facilities and Rainham Railway Station with fast commuter services into London Victoria and high speed link into St Pancras. The property is convenient for Rainham Recreational Field, local bus routes and a host of pubs, bars, cafes and restaurants. The property requires a little TLC and is offered for sale with the benefit of no chain.



Council Tax Band: C



WOODEN ENTRANCE DOOR TO:-

HALL

Staircase to first floor landing, radiator, door to:-

OPEN PLAN KITCHEN/LOUNGE

22'6" x 11'6"

Sliding patio door to garden, double glazed window to front. Kitchen area - single drainer stainless steel sink unit, base and eye level cupboard and drawer units, work tops, plumbing for washing machine, wall mounted IDEAL ESPRIT gas fired combination boiler for domestic hot water and central heating (not tested). Lounge area - two radiators, under stairs storage cupboard

FIRST FLOOR LANDING

Built in cupboard

BEDROOM ONE

11'7" x 10'2"

Two double glazed windows to rear, radiator, built in double wardrobe cupboard with mirror sliding doors

BEDROOM TWO

9'10" x 8'2"

Two double glazed windows to front, radiator, two built in storage cupboards

BATHROOM

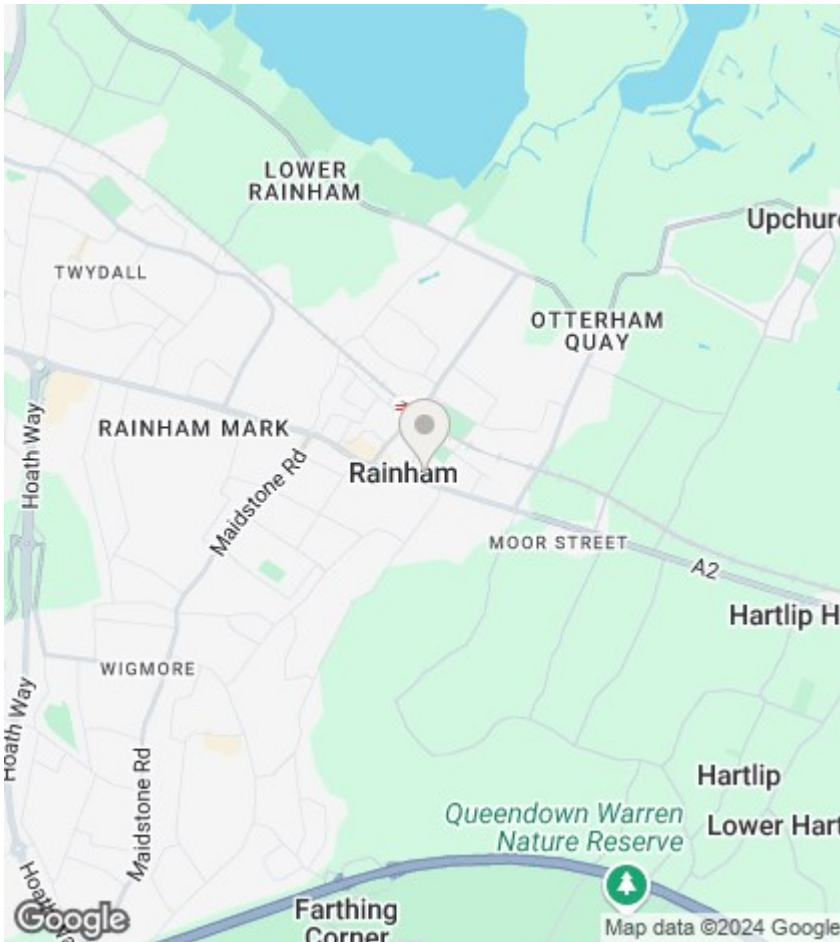
Panelled bath with mixer taps, shower unit (not tested), pedestal wash hand basin, close couple W.C, tiled splashbacks, radiator

EXTERIOR REAR

Small and enclosed lawned rear garden, two car parking area

EXTERIOR FRONT

Open plan lawn



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	