



**Connells**

Emmeline Close  
Rainham Gillingham

# Emmeline Close Rainham Gillingham ME8 7BA

For Sale offers over  
**£230,000**



## Property Description

Beautifully decorated 2 bedroom detached coach house with NO SERVICE CHARGES.....making this a very cost effect home to buy! Both spacious and bright, the property is ready to move into and enjoy from day one. Situated in a quiet close with easy access to the high street & train station. Parking is provided by a garage to the rear.



**Lounge**

18' 1" x 10' 1" ( 5.51m x 3.07m )

**Kitchen**

10' 1" x 9' ( 3.07m x 2.74m )

**Bedroom One**

13' 1" x 9' 1" ( 3.99m x 2.77m )

**Bathroom**

**Bedroom Two**

9' 11" x 9' ( 3.02m x 2.74m )

**Garage**

**Bin Shed**





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01634 233400**  
**E [rainham@connells.co.uk](mailto:rainham@connells.co.uk)**

21 High Street  
 RAINHAM ME8 7HX

**EPC Rating: C**

**view this property online [connells.co.uk/Property/RAL102913](http://connells.co.uk/Property/RAL102913)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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