



15 Batsman Avenue

Rainham, ME8 7FH

£325,000



A modern and very well presented 2 double bedroom semi detached house boasting attractive kerb appeal. Upon entry you are greeted by a welcoming hallway complimented by a useful downstairs WC. The modern kitchen/diner is considered ample size and the light and airy lounge overlooks the landscaped garden. Upstairs offers two lovely sized double bedrooms, a handy storage cupboard and sleek bathroom. The frontage provides two parking spaces for convenience with an electrical vehicle charging point. The (approx.) 40' garden is a south/westerly facing sun trap. The vendor advises the estate service charge is approx. £375 per annum, paid 6 monthly (To be verified by your solicitor).

Rainham and Gillingham provide ample open space and recreational facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Planet Ice Skating Rink, the Ski & Snowboard Centre, and Great Lines Heritage Park. This abundance of amenities caters to diverse interests and lifestyles. Rainham Station, shops and numerous schools are also located within easy reach.



Door to

Hallway

Kitchen/Diner

16'1 x 7 (4.90m x 2.13m)

Lounge

13'7 x 11'5 (4.14m x 3.48m)

WC

5'5 x 2'8 (1.65m x 0.81m)

Stairs from Hallway

Landing

Bedroom 1

13'7 x 11'8 (4.14m x 3.56m)

Bedroom 2

13'7 x 9'1 (4.14m x 2.77m)

Bathroom

6'4 x 6'4 (1.93m x 1.93m)

Garden

40' apx (12.19m apx)

Important Notice -

Pollard Estates, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Pollard Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

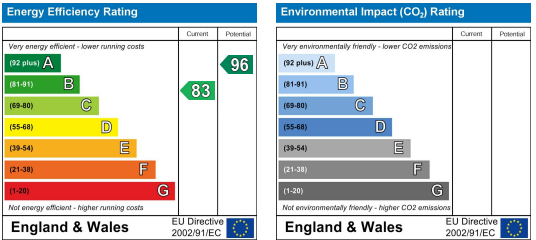
Area Map



Floor Plans



Energy Efficiency Graph



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