



1 Wivenhoe Close

Gillingham, ME8 7QB

Greenleaf Property Services are pleased to offer to the market this semi-detached house set in this popular location in Rainham, offering NO CHAIN! Although in need of some modernisation this property would make an ideal family home! The accommodation comprises of entrance hall, lounge, separate dining room and fitted kitchen. To the first floor there are three good size bedrooms and family shower room W/C. Benefits include good size garage to side, off road parking and enclosed good size rear garden rear.

Wivenhoe Close is a popular family location close to local amenities and ideal for those looking for access to the station. Rainham mainline railway station is in walking distance and commuters can expect to reach the city within the hour. Rainham has a range of Schools, shops, doctors surgeries and a post office. M2/M20 motorway links are accessible from the main A2 giving road links to London and to the Kent Coast.

EPC Grade Awaited. Council tax band D.

Offers In The Region Of £325,000

1 Wivenhoe Close

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- NO CHAIN!
- THREE BEDROOMS
- GARAGE & DRIVE
- COUNCIL TAX BAND D
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- A MUST TO VIEW
- SEMI DETACHED
- FIRST FLOOR SHOWER ROOM W/C
- EPC GRADE AWAITED

Entrance Hall

Lounge

12'5" x 12'0" (3.81 x 3.68)

Dining Room

10'2" x 9'3" (3.12 x 2.82)

Kitchen

10'2" x 8'10" (3.12 x 2.7)

First Floor Landing

Bedroom

12'5" x 9'10" (3.81 x 3.01)

Bedroom

10'2" x 9'10" (3.12 x 3.02)

Bedroom

8'4" x 7'11" (2.55 x 2.43)

Shower Room W/C

8'4" x 6'3" (2.55 x 1.93)

Rear Garden

Garage

23'2" x 7'4" (7.08 x 2.24)

Off Road Parking

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective

buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

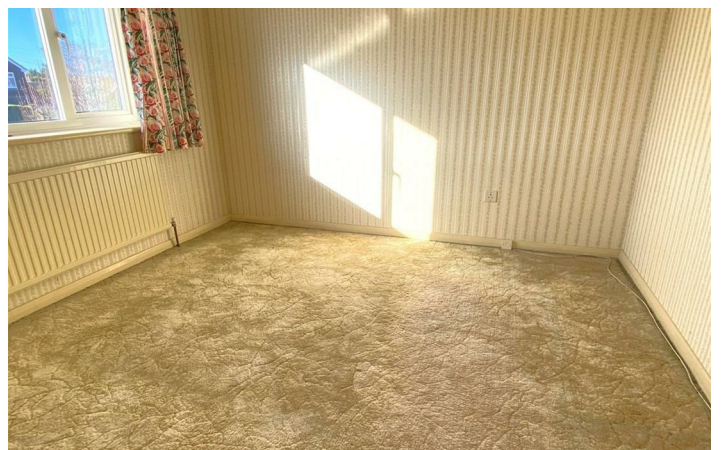
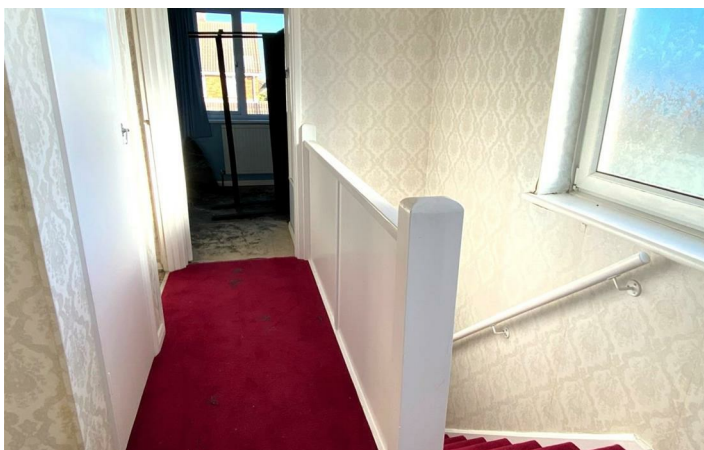
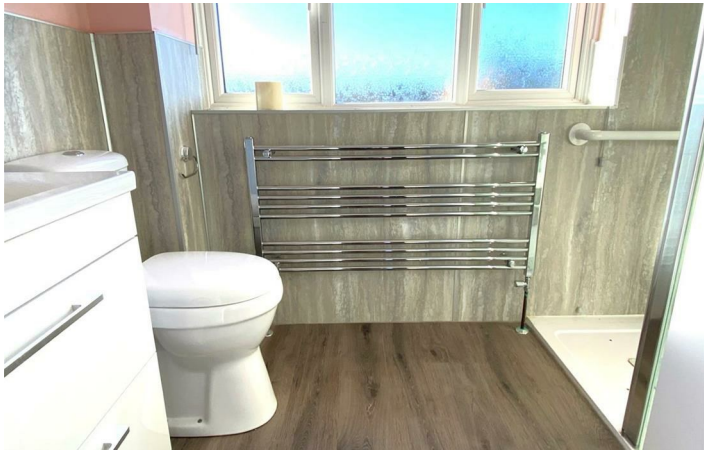
Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



Directions

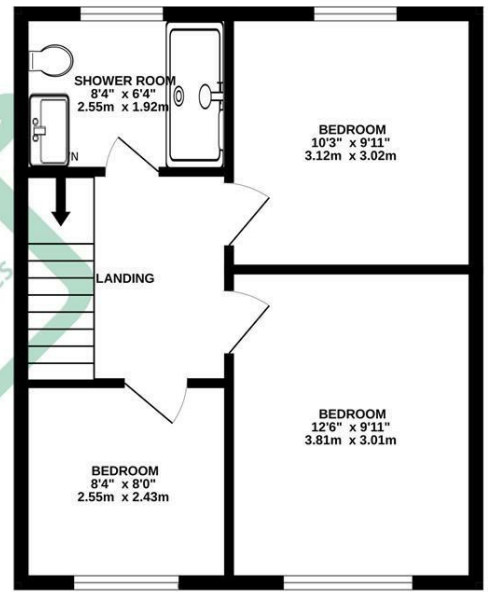
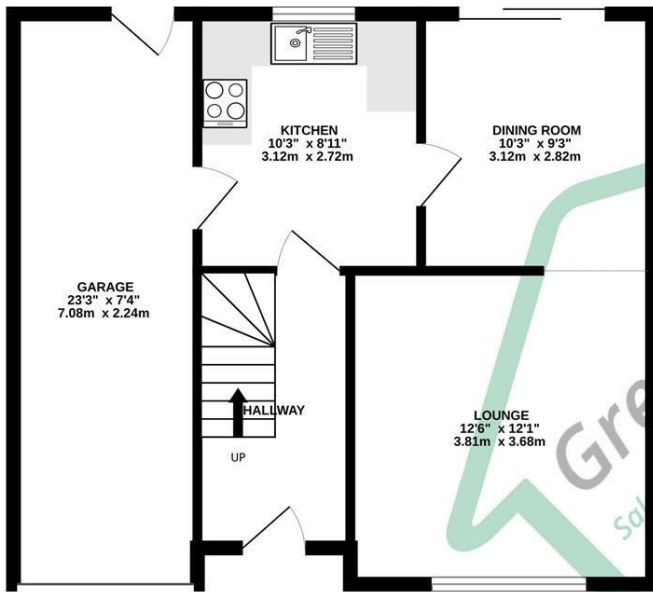
Tel: 01634730672





GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.