



**Price**  
**£260,000**

**Freehold**

2x  2x  2x 

**Ivy Street, Rainham,  
Gillingham, Kent, ME8**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- A deceptively spacious and attractive period property
- Perfect first purchase or buy to let opportunity
- Cosy lounge and modern kitchen and bathroom
- Traditional and original features
- Within walking distance to the train station

## Accommodation

### GROUND FLOOR

Lounge: 11'3 x 10'5 (3.43m x 3.18m)  
 Dining Area : 11'3 x 10'9 (3.43m x 3.28m)  
 Kitchen: 9'11 x 6'1 (3.02m x 1.86m)  
 Shower Room

### BASEMENT

Cellar: 11'4 x 10'7 (3.46m x 3.23m)

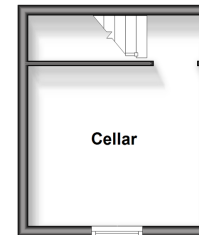
### SPLIT LEVEL FIRST FLOOR

Landing  
 Bedroom 1 : 13'2 x 10'10 (4.02m x 3.30m)  
 Bedroom 2 : 13'3 x 10'5 (4.04m x 3.18m)  
 Bathroom

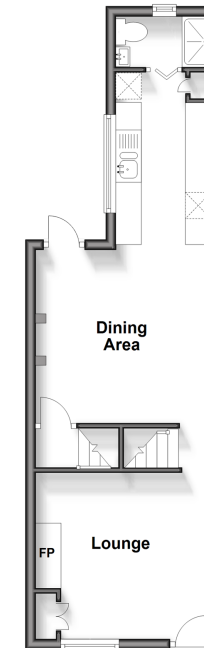
### OUTSIDE

Rear Garden

**Basement**  
 Approx. 13.8 sq. metres (149.0 sq. feet)



**Ground Floor**  
 Approx. 33.9 sq. metres (365.0 sq. feet)



**Split Level First Floor**  
 Approx. 36.3 sq. metres (391.0 sq. feet)



**Call Rainham - 01634 373531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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