



HUNTERS[®]

HERE TO GET *you* THERE



Nightingale Close, Rainham, Gillingham, ME8 8HR Guide Price £270,000



TAKE A LOOK AT THIS! - Hunters are delighted to offer to the market this fabulous two bedroom semi detached home in the popular location of Nightingale Close in Rainham.

Situated on a corner plot, in an elevated position entry to the property is through a modern porch that then leads through to the lounge and then the modern kitchen/diner. The first floor, accessed via spiral staircase has two good sized bedrooms and a family bathroom. To the outside are lovely front and rear gardens, space for a single garage and an allocated parking space.

This home is well positioned in the sought after area of Rainham where services and amenities are in abundance, with major shopping centres in Bluewater and Maidstone only a short drive away. Ideal to access to both rail and major road networks are on the doorstep allowing for easy commutes to work or day trips for leisure purposes.

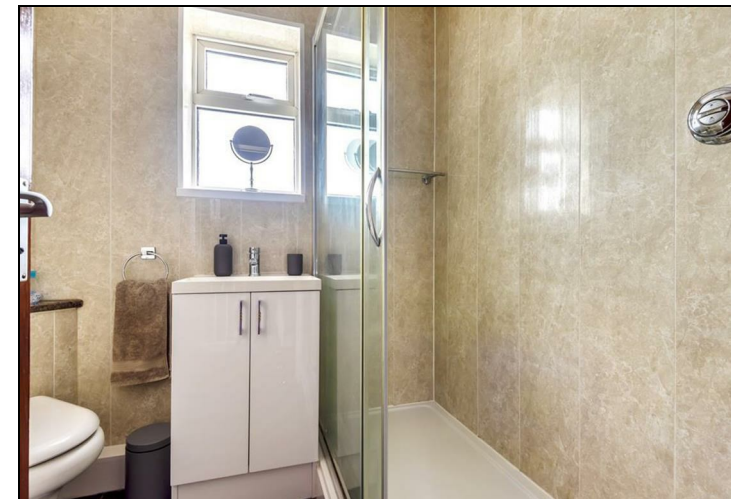
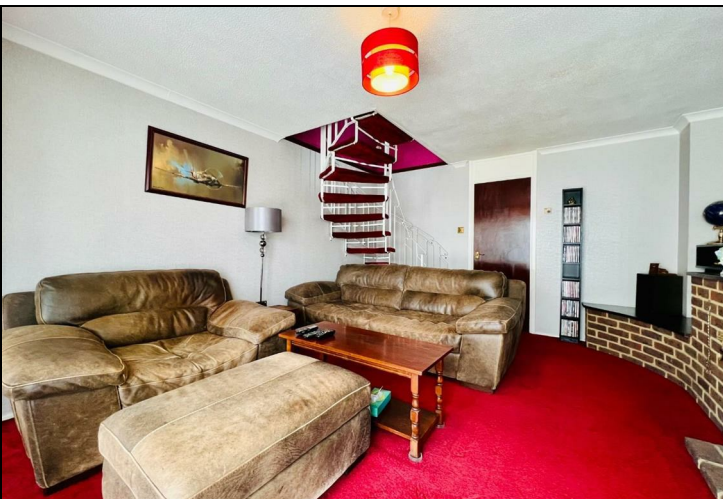
Call Hunters Medway today to arrange your viewing by appointment only - 01634 565 310

6 Military Road, Chatham, Kent, ME4 4JA | 01634 565310
medway@hunters.com | www.hunters.com



KEY FEATURES

- ELEVATED CORNER PLOT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN DINER
- GOOD SIZED GARDENS
 - GARAGE SPACE
- ALLOCATED OFF ROAD PARKING SPACE
- FANTASTIC OPPORTUNITY

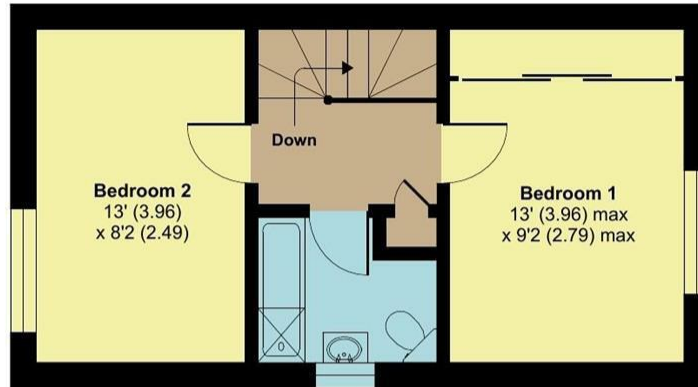




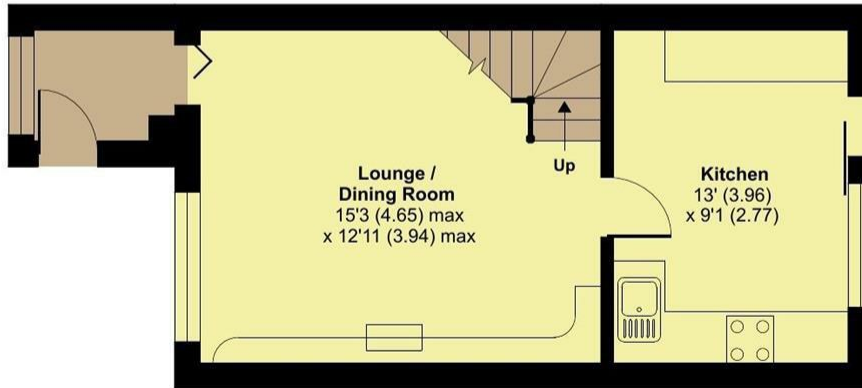
Nightingale Close, Rainham, Gillingham, ME8

Approximate Area = 686 sq ft / 63.7 sq m

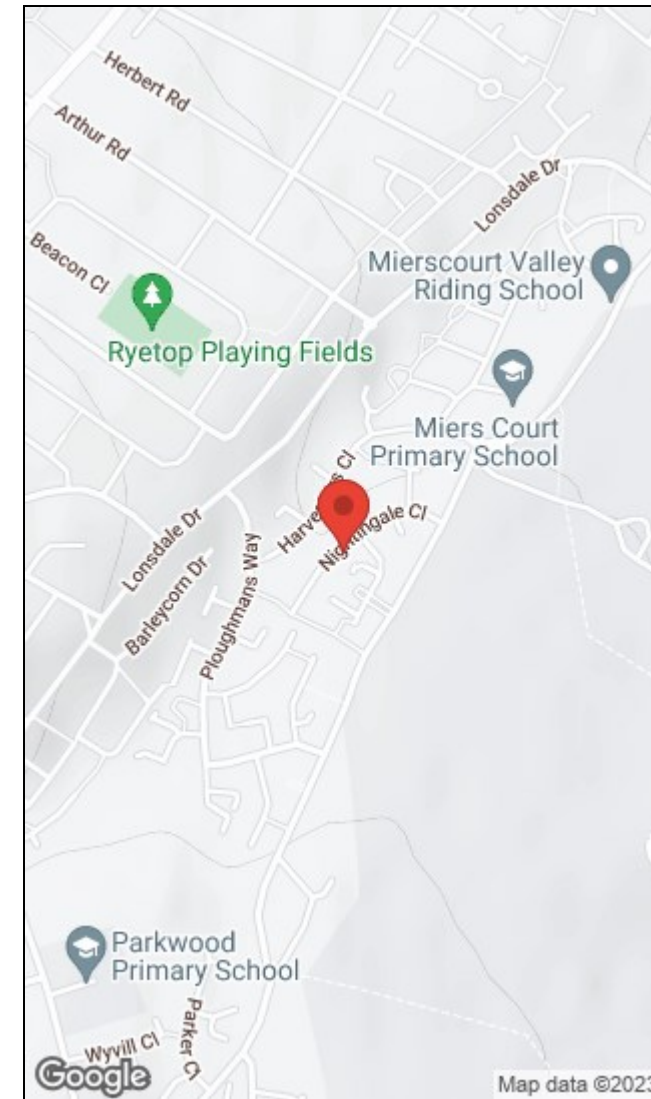
For identification only - Not to scale



**FIRST FLOOR
APPROX FLOOR
AREA 30.5 SQ M
(329 SQ FT)**



**GROUND FLOOR
APPROX FLOOR
AREA 33.1 SQ M
(357 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Hunters Property Group. REF: 855669

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| | | | |
| | 89 | | 89 |
| | 30 | | 30 |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England & Wales | | England & Wales | |

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