



Pump Lane, Rainham, Gillingham

THREE BEDROOM SEMI DETACHED HOUSE IN A POPULAR ROAD WITHIN RAINHAM. Lamborn and Hill Estate Agents are pleased to bring to the market this well presented Three Bedroom family home located in Pump Lane, Rainham. When entering the property you are met with a good sized Entrance Hall, with access to a Downstairs Cloakroom. In addition you have a good sized Lounge which runs across the back of the property and a good sized Kitchen Diner to the front. To the first floor there are two good sized Double Bedrooms, the Master coming with an En-suite Shower Room and there is a good sized third Bedroom. The Family Bathroom is finished in a modern white suite. Externally there is a neat rear garden together with a patio area, ideal for entertaining in the summer months and there is access to the rear where you will find two Parking Bays. To the front there is a small lawn area. To arrange your viewing appointment please contact the office. **ONE NOT TO BE MISSED!** Council Tax Band: D

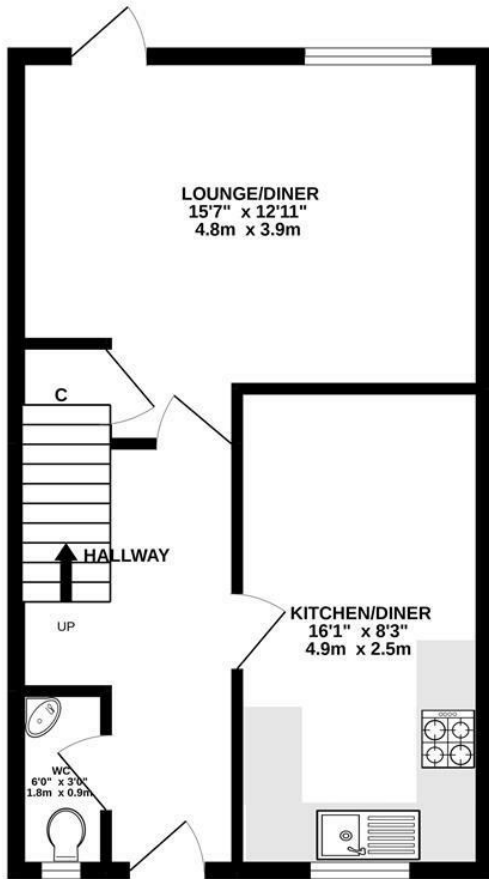
Price Guide £340,000

- Price - £340,000
- Three Bedroom Semi Detached Family Home
- Downstairs Cloakroom
- En-Suite Shower Room to the Master Bedroom
- Kitchen / Diner
- Excellent Condition Throughout
- EPC Rating - C
- Council Band - D
- Freehold - small charges apply

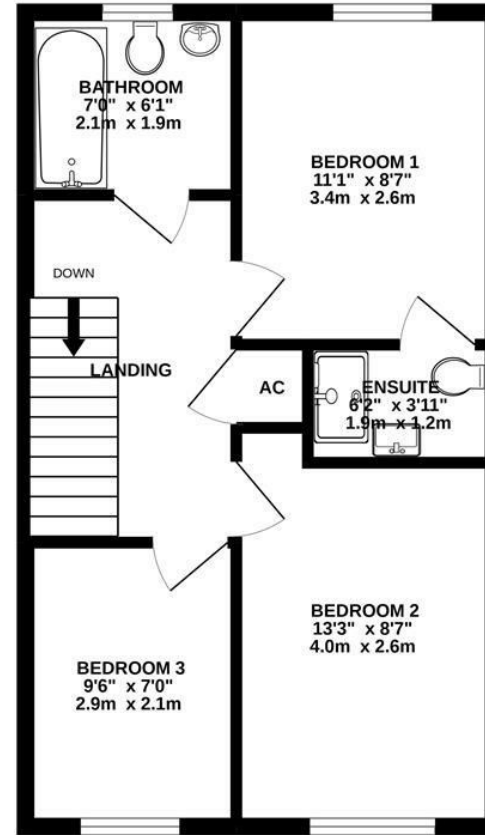




GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.