



Middleton Close, Gillingham



Welcome to Middleton Close, Rainham - a charming end terrace house nestled at the end of a quiet cul-de-sac. This delightful property boasts 1 reception room, 2 cosy bedrooms, and a well-maintained bathroom, making it the perfect home for first-time buyers looking to step onto the property ladder.

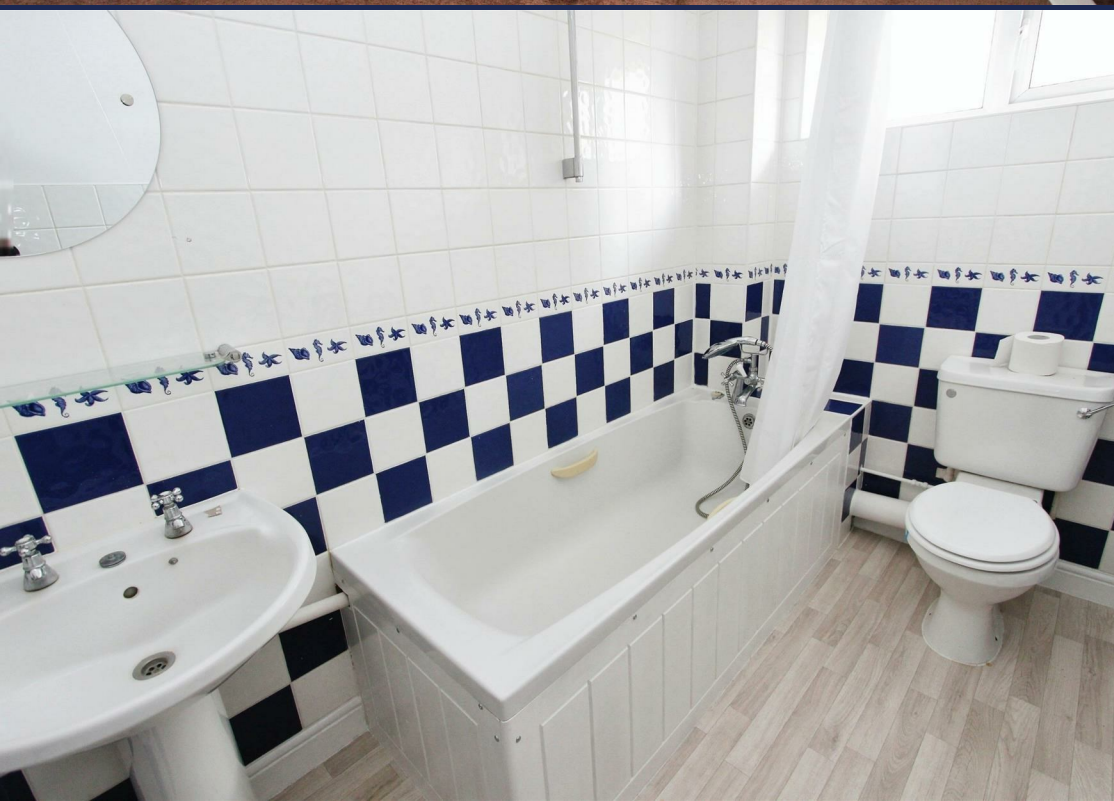
Situated in a peaceful location, this house offers a tranquil retreat from the hustle and bustle of everyday life. Coming complete with a Garage opposite, convenience is at your doorstep. Additionally, being at the end of the chain means a smooth and hassle-free buying process for the lucky new owners.

Whether you're looking to relax in the cosy living space, unwind in the comfortable bedrooms, or enjoy a soak in the inviting bathroom, this property has it all. Don't miss out on this fantastic opportunity to make Middleton Close your new home sweet home. **NO CHAIN!**

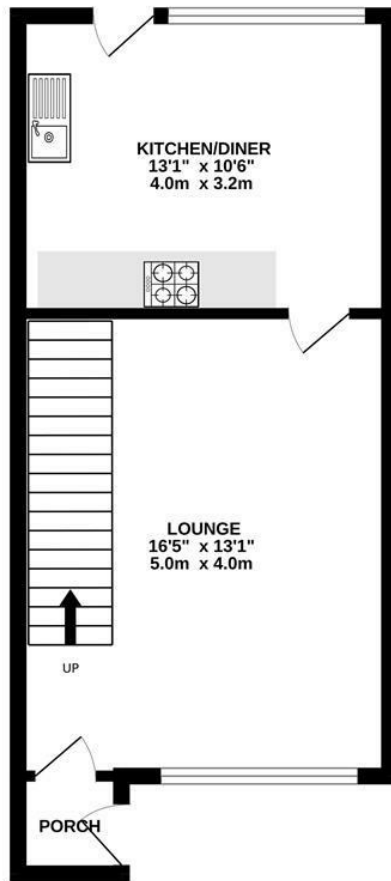
## Asking Price £260,000

- Two Bedroom End Terraced House
- Spacious Lounge
- Kitchen/ Diner
- Ideal First Time Buyer Property
- Cul De Sac Location
- Ideal Access to M2
- Garage
- EPC Rating - C
- Council Tax Band - C
- No Forward Chain

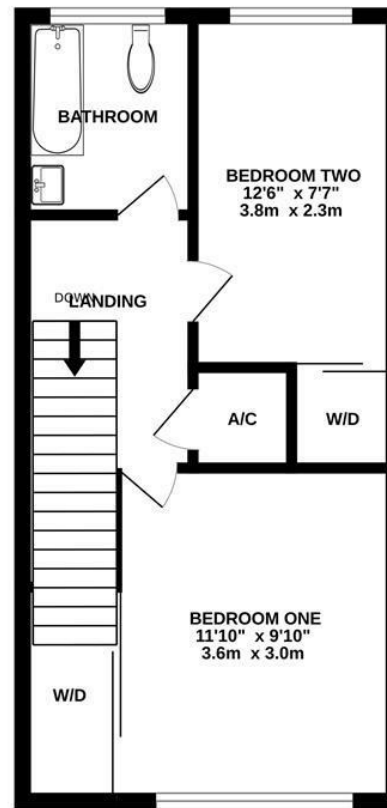




**GROUND FLOOR**  
363 sq.ft. (33.8 sq.m.) approx.



**1ST FLOOR**  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA - 726 sq.ft. (67.4 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.