

01634 379 799

www.harrisonsreeve.com



**HR** HARRISONS  
REEVE

103 Wheatcroft Grove

• Rainham

Price: Offers In Excess Of £275,000



103, Wheatcroft Grove, , ME8 9JE

Offers In Excess Of £275,000

- OFFERS IN EXCESS OF £275,000
- NO ONWARD CHAIN!
- GARAGE
- PARKING FOR 1 CAR IN FRONT OF THE GARAGE
- FOUR BEDROOMS
- DINING ROOM EXTENSION
- SHOWER ROOM
- CLOSE TO LOCAL AMENITIES
- MEDWAY COUNCIL TAX BAND C
- EPC RATING D

Welcome to Wheatcroft Grove, Rainham - a charming terraced townhouse that offers a perfect blend of space and flexibility. This property boasts 2 reception room, ideal for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms, there's ample space for the whole family to unwind and make this house a home.

The property features a well-appointed bathroom, ensuring convenience and functionality for your daily routines. Spanning across 1,018 sq ft, this house provides a generous living space for you to personalise and create your dream abode.

One of the standout features of this property is the parking provision for 2 vehicles, a rare find in many urban areas. Say goodbye to the hassle of searching for parking spaces - you'll have your own designated spots right at your doorstep.

Located in the heart of Rainham, Wheatcroft Grove offers a peaceful retreat from the hustle and bustle of city life while still being conveniently close to local amenities and transport links. Don't miss out on the opportunity to make this house your own and experience the joys of comfortable living in a vibrant community.

#### GROUND FLOOR

##### PORCH

6'2" x 3'11" (1.9 x 1.2)

With door leading into the porch, window to the side and electric heater.

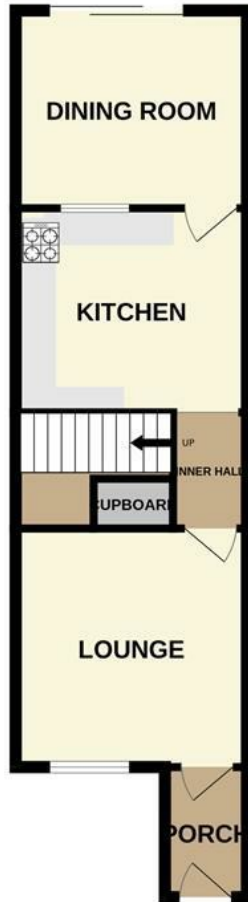


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		67	80
	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		

**Harrisons Reeve Harrisons Reeve Office**  
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
 medway@harrisonsreeve.com (01634) 379799

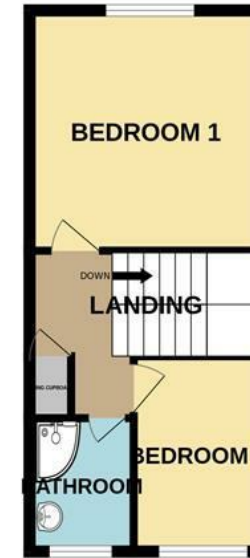
GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



2ND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.5 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.  
Made with Metropix ©2024