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14 Wilks Close

Rainham • Upchurch

Price: Guide Price £425,000



14, Wilks Close, Rainham, ME8 8EY  
Guide Price £425,000

- GUIDE PRICE: £425,000 - £450,000
- THREE BEDROOM DETACHED HOME
- DRIVEWAY
- GARAGE
- DOWNSTAIRS WC
- SOUGHT AFTER UPCHURCH LOCATION
- MINUTES FROM LOCAL SCHOOLS & AMENITIES
- MODERN DECOR THROUGHOUT
- CTAX BAND: E
- EPC RATING: D

Charming three bedroom detached home located in the peaceful Wilks Close. This modern home offers a driveway, garage, a convenient downstairs WC and a beautifully landscaped rear garden.

Whether you're looking to settle down in a tranquil setting or seeking a place to call your own, this three-bedroom detached home ticks all the boxes. Don't miss out on the opportunity to make this lovely property your own - book a viewing today and envision the possibilities that await you at Wilks Close!

EPC Rating: D

**Entrance Hall**  
4'8" x 8'9" (1.44m x 2.68m)

**Downstairs WC**  
2'7" x 5'4" (0.81m x 1.65m)

**Lounge**  
12'8" x 14'7" (3.87m x 4.47m)

**Kitchen/Diner**  
15'8" x 10'1" (4.80m x 3.09m)

**Landing**  
6'7" x 9'1" (2.03m x 2.77m)

**Bedroom 1**  
9'1" x 12'2" (2.77m x 3.73m)

**Bedroom 2**  
8'9" x 10'2" (2.69m x 3.10m)

**Bedroom 3**  
6'5" x 9'3" (1.98m x 2.84m)

**Bathroom**  
6'7" x 6'2" (2.01m x 1.90m)

**Garage**  
8'11" x 18'8" (2.74m x 5.70m)

**Garden**

### Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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>	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**  
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GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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.  
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