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318 Station Road

• Rainham

Price: Asking Price £275,000



318, Station Road, , ME8 7QY
Asking Price £275,000

- TWO BEDROOM TERRACE HOME
- DRIVEWAY
- DOWNTAIRS SHOWER ROOM
- UPSTAIRS WC
- CELLAR
- MINUTES FROM RAINHAM TRAIN STATION
- LOW MAINTENANCE REAR GARDEN
- CHAIN FREE
- CTAX BAND: B
- EPC RATING: D

Charming two bedroom terraced house located on Station Road in Rainham. This property boasts a cosy reception room, two lovely bedrooms, and a convenient upstairs WC.

One of the highlights of this home the driveway, providing parking space for one vehicle, making your daily commute a breeze.

Situated close to the station, this house offers easy access to transportation links, ideal for those who need to travel regularly. Additionally, the presence of a cellar adds extra storage space, ensuring you have room for all your belongings.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.

EPC Rating: D

Porch
2'10" x 3'2" (0.88m x 0.97m)

lounge
11'4" x 11'8" (3.46m x 3.58m)

Kitchen
11'3" x 13'5" (3.43m x 4.10m)

Shower Room
4'4" x 6'9" (1.33m x 2.08m)

Bedroom 1
11'8" x 11'4" (3.57m x 3.47m)

Bedroom 2
10'6" x 11'3" (3.22m x 3.43m)

Upstairs WC
2'7" x 7'9" (0.81m x 2.38m)

Cellar
11'2" x 14'9" (3.42m x 4.51m)

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

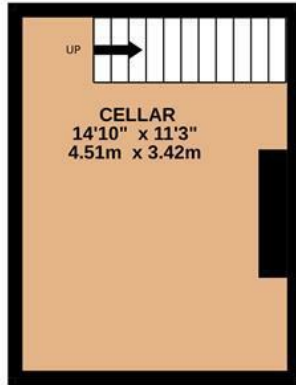
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



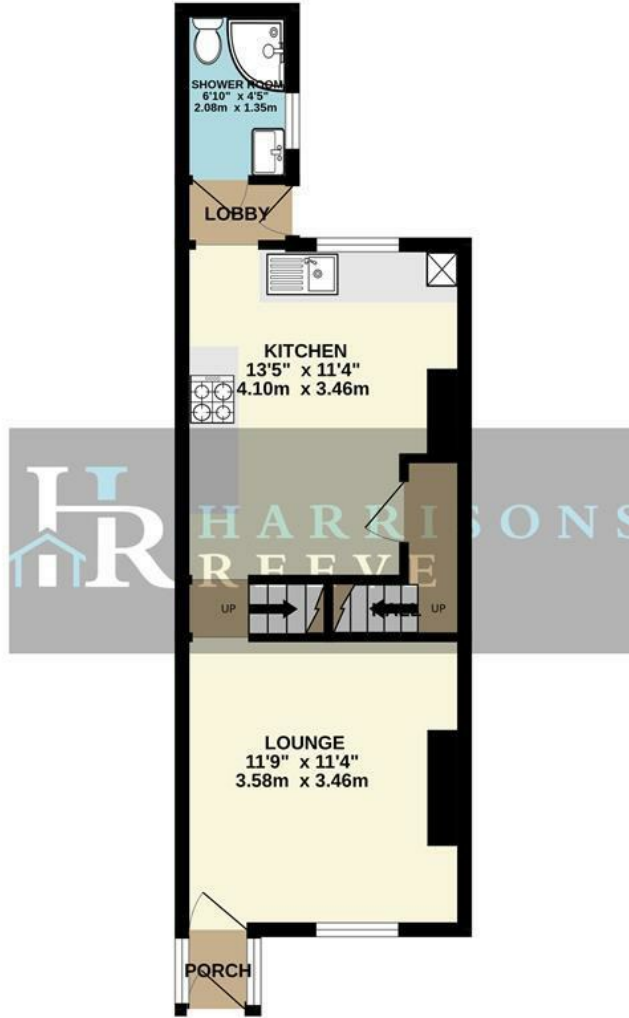
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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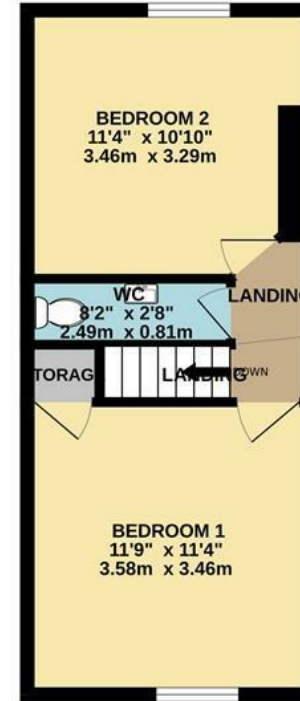
BASEMENT
160 sq.ft. (14.9 sq.m.) approx.



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 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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