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45 Tufton Road

Rainham • Gillingham

Price: Asking Price £360,000



45, Tufton Road, Rainham, ME8 7LF
Asking Price £360,000

- ONE BEDROOM SEMI DETACHED BUNGALOW
- POTENTIAL TO CONVERT BACK TO A 2 BEDROOM
- GARAGE
- DRIVEWAY
- BEAUTIFULLY MAINTAINED REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CENTRAL LOCATION CLOSE TO STATION AND HIGH STREET
- CTAX BAND: D
- EPC RATING: D

Beautifully presented one bedroom semi detached bungalow located on Tufton Road in the heart of Rainham.

Situated in a central location, this semi-detached property features a convenient driveway and a garage, providing ample parking space for you and your guests. The potential to convert the property back to two bedrooms offers versatility and the opportunity to tailor the space to suit your needs.

Whether you are looking for a peaceful retreat or a cosy home in a bustling neighbourhood, this bungalow on Tufton Road has the potential to be your perfect abode. Don't miss out on the chance to make this lovely property your own!

EPC Rating: D

Porch
7'0" x 1'11" (2.15m x 0.60m)

Entrance Hall
4'11" x 12'7" (1.50m x 3.86m)

Lounge
11'5" x 11'8" (3.48m x 3.58m)

Dining Area
8'11" x 9'10" (2.72 x 3.00)

Bathroom
8'2" x 6'7" (2.50m x 2.01m)

Bedroom 1

Kitchen
10'10" x 9'11" (3.31m x 3.03m)

Garden

Driveway

Garage
8'3" x 13'9" (2.53m x 4.21m)

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

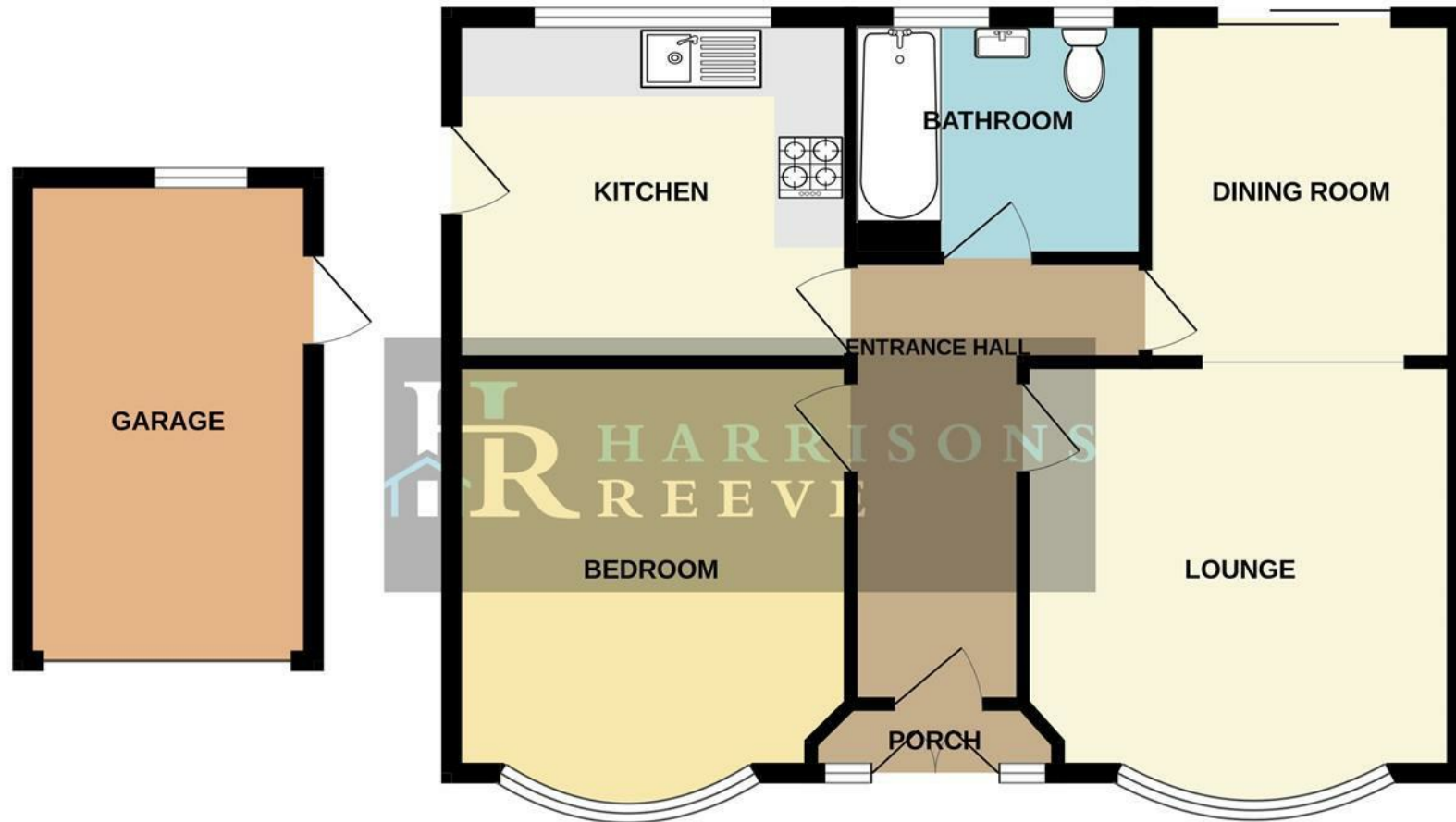
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(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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GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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