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HR HARRISONS
REEVE

111 Macklands Way

• Rainham

Price: Offers In Excess Of £250,000



111, Macklands Way, , ME8 7PF
Offers In Excess Of £250,000

- OFFERS IN EXCESS OF £250,000
- NO CHAIN!
- GARAGE
- TWO BEDROOMS
- KITCHEN/DINER
- QUIET LOCATION
- 15 MINS WALK FROM RAINHAM TRAIN STATION
- CLOSE TO RAINHAM PRECINCT
- MEDWAY COUNCIL TAX BAND B
- EPC RATING C

Welcome to this charming terraced house located on Macklands Way in the lovely area of Rainham. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family, guests, or even a home office.

The house features a convenient shower room for your daily needs. The low-maintenance garden with two bedrooms is ideal for those who enjoy outdoor living without the hassle of extensive upkeep.

Situated in a peaceful location, this property offers a tranquil environment away from the hustle and bustle of the city. The added bonus of a garage provides secure parking or extra storage space for your convenience.

Just a short 15-minute walk from Rainham station, commuting to work or exploring the surrounding areas couldn't be easier. Plus, with no chain involved, you can move into your new home smoothly and quickly.

Don't miss out on the opportunity to make this delightful house your new home. Book a viewing today and envision the possibilities that this property has to offer.

GROUND FLOOR

PORCH

3'11" 3'3" (1.2 1.0)

LOUNGE

13'5" x 12'9" (4.1 x 3.9)

With radiator, electric fire, two under stairs cupboards one housing the utility meters.

KITCHEN/DINER

12'9" x 9'6" (3.9 x 2.9)

With base and eye level units, integrated Morphy Richards microwave, Indesit cooker, gas hob and extractor above. Wall mounted Glow-Worm boiler and a radiator. There is a door leading to the rear garden and two glazed windows to the rear.

LANDING

5'10" x 2'7" (1.8 x 0.8)

With access to loft space and airing cupboard housing the hot water cylinder.

BEDROOM 1

11'9" x 9'10" (3.6 x 3.0)

With storage cupboard, built in wardrobe, window and radiator.

BEDROOM 2

10'5" x 6'10" (3.2 x 2.1)

With window and radiator.

BATHROOM

7'10" x 5'6" (2.4 x 1.7)

Walk in shower cubicle, low level WC, wall mounted sink, frosted window and a radiator.

GARDENS

FRONT - Path leading to the porch, with small trees/shrubs either side.

REAR - Low maintenance garden with small trees/shrubs - approx 15 x 30ft

GARAGE

En-bloc.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigge 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.

MEMBER AGENT

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.


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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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

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GROUND FLOOR
314 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 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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