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25 Batsman Avenue

Rainham • Gillingham

Price: Offers In Excess Of £345,000



25, Batsman Avenue, Rainham, ME8 7FH
Offers In Excess Of £345,000

- TWO BEDROOM SEMI DETACHED HOME
- DRIVEWAY FOR SEVERAL VEHICLES
- DOWNSTAIRS WC
- MEDIA WALL
- MODERN KITCHEN / DINER
- SOUGHT AFTER LOCATION
- BEAUTIFULLY DECORATED THROUGHOUT
- CLOSE TO RAINHAM TRAIN STATION
- CTAX BAND:
- EPC RATING: B (84)

Simply stunning two bedroom semi-detached home located just minutes from Rainham Train station. The property boasts two well-proportioned bedrooms, making it ideal for small families or professionals looking for a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room, which features a modern media wall, perfect for entertaining guests or enjoying a quiet evening in. The layout is both practical and inviting, ensuring a warm atmosphere throughout. The convenience of a downstairs WC adds to the functionality of the home, making daily living a breeze.

The property is situated in a prime location, just a short distance from Rainham train station, providing easy access to London and beyond. This makes it an excellent choice for commuters who wish to enjoy the tranquillity of suburban life while remaining connected to the hustle and bustle of the city.

With an impressive EPC rating of B, this home is not only stylish but also energy-efficient, promising lower utility bills and a reduced carbon footprint.

In summary, this semi-detached home on Batsman Avenue offers a perfect blend of comfort, convenience, and modern living. It is a wonderful opportunity for anyone looking to settle in a vibrant community with excellent transport links. Do not miss the chance to make this charming property your new home.

Entrance Hall
4'7" x 16'0" (1.40m x 4.89m)

Kitchen Diner
6'11" x 16'0" (2.11m x 4.89m)

Lounge
13'8" x 11'6" (4.19m x 3.53m)

Downstairs WC
2'10" x 5'6" (0.87m x 1.68m)

Landing
3'5" x 6'5" (1.06m x 1.97m)

Bedroom 1
13'8" x 9'1" (4.18m x 2.78m)

Bedroom 2
11'7" x 11'8" (3.55m x 3.57m)

Bathroom
6'3" x 6'5" (1.93m x 1.97m)

Garden

Driveway

Important Notice

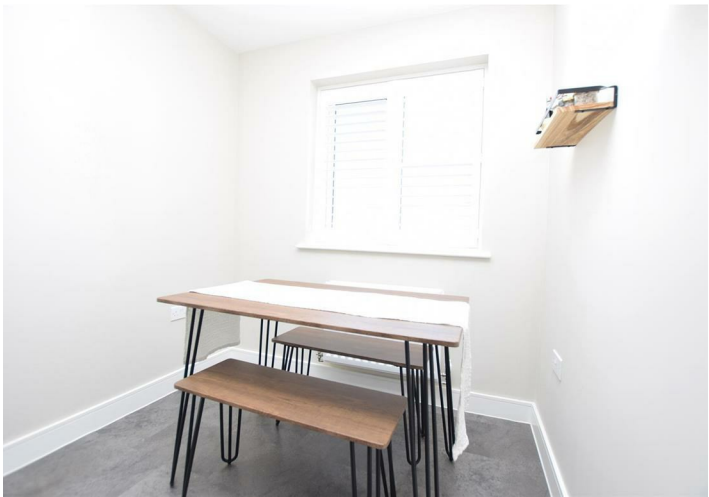
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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements 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) A		95
(81-91) B	84	
(69-80) C		
(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 (CO₂) 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
371 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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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