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HR HARRISONS
REEVE



190 Station Road

• Rainham

Price: Offers In Excess Of £220,000



190, Station Road, , ME8 7PR
Offers In Excess Of £220,000

- 2 BEDROOM DETACHED HOUSE IN POPULAR RAINHAM RESIDENTIAL AREA
- IDEAL POSITION FOR COMMUTERS, CLOSE TO RAINHAM TRAIN STATION!
- REFURBISHMENT PROJECT
- APPROX. 1020 SQ FT
- NO ONWARD CHAIN!!
- REAR GARDEN APPROX 90' IN DEPTH
- EPC RATING AWAITED, MEDWAY COUNCIL TAX BAND "D"
- 2 RECEPTION AREAS, UPSTAIRS BATHROOM

A DEVELOPER'S PARADISE!!

Located in Station Road, Rainham, ideally located for access to the town centre and high street, is this DETACHED 2 BEDROOM HOUSE, AVAILABLE FOR SALE WITH NO ONWARD CHAIN.

Although the property does need to be modernised, with approx. 1,020 sq ft of space the accommodation is spacious, and we believe could be further extended, subject to the relevant permissions being obtained.

Externally, the property features a rear garden of approx. 90' in depth.

To make your enquiry and book your viewing, call the team today on 01634 379799.

Porch

Frosted double glazed entrance door.

Entrance Hall

Radiator, stair case to first floor.

Lounge Area

14'6" into bay x 11'6" (4.43m into bay x 3.51m)
Window to front, radiator.

Dining Area

12'11" x 11'6" (3.94m x 3.51m)
Window to rear, radiator.

Kitchen

13'0" x 8'7" (3.98m x 2.62m)
Windows to rear and side. Door to rear garden. Wall mounted "Baxi" boiler.

Landing

Bedroom 1

14'10" x 11'11" (4.53m x 3.64m)
Window to front, radiator.

Bedroom 2

12'11" x 9'1" (3.94m x 2.79m)
Window to rear, radiator.

Bathroom

9'5" x 8'5" (2.89m x 2.59m)

Exterior

Window to rear. Suite comprising panelled bath, low level WC and pedestal wash hand basin. Radiator.

Rear Garden

Approx. 90' in depth mainly laid to lawn.

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.

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

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.

Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (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
528 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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