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40 Laurel Walk

• Rainham

Price: Offers In Excess Of £250,000



40, Laurel Walk, , ME8 8HU

Offers In Excess Of £250,000

- 2 BEDROOM WELL PRESENTED END TERRACE HOUSE IN POPULAR RESIDENTIAL LOCATION
- OFFERS IN EXCESS OF £250,000
- CONVENIENT LOCATION FOR MIERSCOURT PRIMARY SCHOOL, MAIN ROADS & MOTORWAY CONNECTIONS
- LOCATED ON A WALKWAY POSITION WITH GREEN OPPOSITE
- EPC RATING "D", MEDWAY COUNCIL TAX BAND "C"
- REAR GARDEN OF APPROX. 25' IN DEPTH
- LOUNGE/DINER AND SEPARATE KITCHEN
- APPROX. 757 SQ FT
- NO ONWARD CHAIN!! READY TO MOVE INTO!
- PERFECT FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY!

Nestled in the charming area of Laurel Walk, Rainham, Gillingham, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for both relaxation and entertaining guests.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

The bathroom is conveniently located, providing essential amenities for daily living. The end-terrace position offers added privacy and a sense of space, making it a desirable choice for prospective buyers or renters.

Situated in a friendly neighbourhood, this property is well-connected to local amenities, schools, and transport links, making it an ideal base for modern living. Whether you are looking to settle down or invest, this house in Rainham is a wonderful option that combines practicality with a welcoming atmosphere. Do not miss the chance to make this charming property your new home.

Entrance Porch

7'4" x 4'7" (2.26m x 1.42m)

Double glazed entrance door, double glazed window to side, hardwood door to :

Lounge

19'6" x 12'9" (5.96m x 3.9m)

Double glazed window to front, 2 radiators. Stair case to first floor.

Kitchen

12'9" x 9'1" (3.9m x 2.79m)

Double glazed window to rear, double glazed door to rear garden. Fitted kitchen comprising base and eye level units with work surfaces over. Built in double electric oven and hob. Radiator.

Landing

Access to loft space, built in airing cupboard housing hot water cylinder,

Bedroom 1

13'1" x 9'8" (4.01m x 2.95m)

Double glazed window to rear, radiator.

Bedroom 2

13'1" x 8'1" (4.01 x 2.47)

Double glazed window to front, radiator

Bathroom

Frosted double glazed window to side. White 3 piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC.

Exterior

Rear Garden. Approx. 25' in depth mainly laid to lawn. Fenced to boundaries. Side pedestrian access.

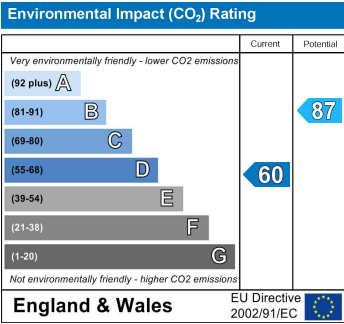
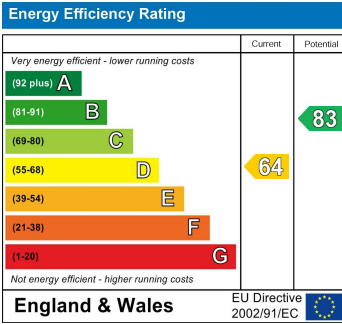
AML Charges

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GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



NOT TO SCALE - FOR ILLUSTRATION ONLY

TOTAL FLOOR AREA: 757 sq.ft. (70.3 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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