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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

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's 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.

Important Notice

Harrison's 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 Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		64	83
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		60	87
England & Wales EU Directive 2002/91/EC 			

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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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