

01634 379 799

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REEVE



36 Webster Road

• Rainham

Price: £220,000



36, Webster Road, , ME8 7SD
£220,000

- 2 DOUBLE BEDROOM TERRACE HOUSE IN CENTRAL RAINHAM LOCATION
- CLOSE PROXIMITY TO RAINHAM TRAIN STATION
- COURTYARD STYLE GARDEN AND REAR GARDEN AREAS
- NO ONWARD CHAIN!!!
- EPC RATING "D", MEDWAY COUNCIL TAX BAND "B"
- 2 RECEPTION ROOMS
- IDEAL FIRST TIME PURCHASE!
- DOWNSTAIRS BATHROOM
- APPROX 759 SQ FT

Nestled on the charming Webster Road in Rainham, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it perfect for family gatherings or quiet evenings in.

The house features two cosy bedrooms, providing a peaceful retreat for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The bathroom is conveniently located, ensuring ease of access for all residents.

The location of this property is particularly appealing, as it is situated in a friendly neighbourhood with easy access to local amenities, schools, and transport links. Residents will appreciate the convenience of nearby shops and parks, making it an ideal choice for families and professionals alike.

This terraced house on Webster Road is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this home offers wonderful blend of comfort and practicality. Do not miss the chance to view this charming residence and envision your future in this lovely part of Gillingham.

Entrance Porch
Entrance porch to front door, window to side

Lounge
12'0" x 10'3" (3.68 x 3.14)
Double glazed window to front, radiator.

Dining Room
12'0" x 10'5" (3.68 x 3.20)
Double glazed window to rear, radiator, under stairs storage cupboard.

Kitchen
7'9" x 5'6" (2.37 x 1.70)
Double glazed window to side. White kitchen comprising base and eye level units, Space and plumbing for washing machine. Cupboard housing boiler.

Lobby
Door to garden

Bathroom
Window to side, White suite comprising low level WC, pedestal wash hand basin, bath with shower mixer tap, glass shower screen.

Landing

Bedroom 1
15'3" x 10'3" (4.65 x 3.13)
Double glazed window to front storage cupboard radiator.

Bedroom 2
15'3" x 10'7" (4.65 x 3.23)
Double glazed window to rear, radiator.

Exterior
Rear garden comprising a rear courtyard area, with a further garden of approx. 60' in depth mainly laid to artificial lawn/lawn. Rear pedestrian access. Fenced to boundaries.

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.

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
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

NB
HARRISON'S REEVE recommend a panel of solicitors, including V E White And Co, Burton's 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	79
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	

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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