

01634 379 799

www.harrisonsreeve.com



234 Station Road

• Rainham

Price: Offers In The Region Of £230,000



234, Station Road, , ME8 7PS
Offers In The Region Of £230,000

- OFFERS IN THE REGION OF £230,000
- TERRACED HOUSE
- 2 BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- UPSTAIRS BATHROOM
- NO ONWARD CHAIN
- 5 MINUTE WALK FROM RAINHAM TRAIN STATION
- NEWLY REFURBISHED
- EPC RATING TBC
- MEDWAY COUNCIL TAX B

Harrisons Reeve are pleased to bring to the market this terraced house on Station Road in Rainham.

It will be ideal for both first-time buyers and investors alike.

The property boasts TWO well-proportioned bedrooms, providing ample space for comfortable living.

Upon entering, you will find a welcoming reception room, this follows into the EXTENDED open plan kitchen/diner the heart of the home, perfect for relaxation or entertaining guests. There are French doors leading to the rear garden. The house features both a SHOWER ROOM and a SEPARATE BATHROOM.

One of the standout features of this property there is NO ONWARD CHAIN, allowing for a smooth and efficient purchase process. Additionally, the location is particularly advantageous, as it is just a five-minute walk from Rainham Train Station, making commuting to London and other nearby areas a breeze.

This home offers a wonderful blend of comfort and practicality, making it an ideal choice for those seeking a vibrant community with excellent transport links. Do not miss the chance to make this charming property your own.

EPC RATING TBC
Medway Council Tax Band B

GROUND FLOOR

LOUNGE

11'9" x 9'10" (3.6 x 3.0)

With window to the front and two radiators.

KITCHEN

13'9" x 10'5" (4.2 x 3.2)

With base and eye level units, sink and cooker.

DINING AREA

10'5" x 8'10" (3.2 x 2.7)

With door leading to the rear garden.

SHOWER ROOM

8'6" x 2'11" (2.6 x 0.9)

With shower cubicle, low level WC and wall mounted sink.

FIRST FLOOR

BEDROOM 1

12'1" x 10'9" (3.7 x 3.3)

With radiator and window.

BATHROOM

9'10" x 5'6" (3.0 x 1.7)

With bath, vanity unit with sink, WC, heated towel rail, radiator and frosted window.

BEDROOM 2

11'9" x 10'9" (3.6 x 3.3)

With window, radiator and cupboard with hatch allowing access to the loft space.

GARDEN

With brick built shed.

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.

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.

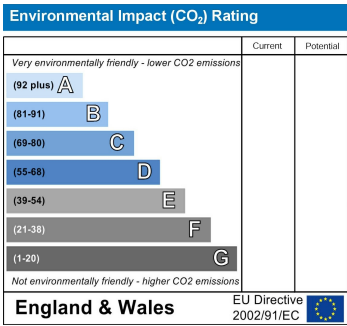
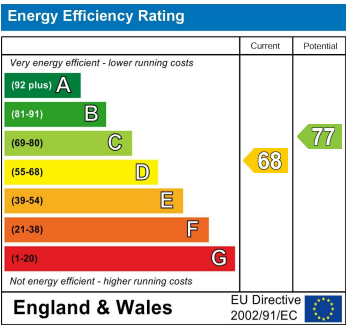
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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.

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.



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

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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