

01634 379 799

www.harrisonsreeve.com



9 Meresborough Farm Cottages Meresborough Road

• Rainham

Price: £425,000



9 Meresborough Farm Cottages, Meresborough Road, , ME8 8PP  
£425,000

- TWO BEDROOM DETACHED BUNGALOW
- GARAGE & DRIVEWAY
- LARGE SIDE ACCESS
- BATH & SHOWER ROOMS
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION
- BACKS ONTO ORCHARDS, GREAT PROXIMITY TO BRYONY JUNIOR SCHOOL
- SMALL HAMLET COMMUNITY LOCATION
- CHAIN FREE
- CTAX BAND: E
- EPC RATING: E

Charming two bedroom detached bungalow enviably located in a small hamlet community backing onto orchards. This rarely available property offers tremendous potential and features a large driveway with side access, garage, and two bathrooms.

EPC Rating: E

**Entrance Hall**  
5'8" x 5'10" (1.74m x 1.79m)

**Lounge**  
12'9" x 17'10" (3.89m x 5.45m)

**Dining Room**  
15'7" x 8'1" (4.76m x 2.48m)

**Kitchen**  
11'9" x 8'2" (3.60m x 2.50m)

**Bathroom**  
8'6" x 5'9" (2.61m x 1.76m)

**Shower Room**  
5'8" x 4'11" (1.74m x 1.52m)

**Bedroom 1**  
12'3" x 16'4" (3.75m x 5.00m)

**Bedroom 2**  
12'10" x 10'1" (3.93m x 3.09m)

**Garage**  
10'4" x 18'4" (3.15m x 5.59m )

**Driveway**

**Garden**

### 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

### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		49	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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  
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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.  
Made with Metropix ©2023