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18 Hereford Close

• Rainham

Price: Price Range £275,000



18, Hereford Close, , ME8 7BD

Price Range £275,000

- PRICE RANGE £275,000 to £290,000
- GARAGE
- THREE BEDROOMS
- DINING ROOM
- CONSERVATORY
- MODERN KITCHEN
- WALKING DISTANCE TO RAINHAM MARK GRAMMAR SCHOOL
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- MEDWAY COUNCIL C
- EPC RATING TBC

\* PRICE RANGE £275,000 TO £290,000 \*

OPEN DAY - Saturday 19th October- contact us to book your viewing.

Location, location location, Harrison's Reeve are pleased to be selling this 3 bedroom terraced house in Hereford Close.

The property is in a great location to be a short walk to Rainham Mark Grammar school. It is also a 20 minute walk to Rainham station.

The property comprises of porch, lounge, kitchen/diner, conservatory. The first floor has THREE bedrooms, a bathroom and there is a garage to the rear of the property.

Key elements to Medway are the mainline train stations and bus services, good access to main road and motorway connections, proximity to shopping centres, including Hempstead Valley Shopping Centre and abundance of open public spaces including Berengrave Nature Reserve, Capstone Valley Park, Gillingham Park and Riverside Country Park.

EPC rating TBC

Medway Council Tax Band C

## GROUND FLOOR

### PORCH

5'10" x 4'3" (1.8 x 1.3)

Door leading into the porch with window to the side and front.

### LOUNGE

12'9" x 11'1" (3.9 x 3.4)

With window to the front and side, radiator, gas fire, stairs leading to the first floor and cupboard housing the boiler.

### KITCHEN/DINER

14'5" x 9'10" (4.4 x 3.0)

With base and eye level units, integrated washing machine, sink, integral fridge/freezer, gas hob, electric oven, integrated microwave and window to the rear.

### CONSERVATORY

12'5" x 9'2" (3.8 x 2.8)

With door to the side, French doors leading to the rear garden and window to the rear.

## FIRST FLOOR

### LANDING

7'6" x 3'3" (2.3 x 1.0)

With access to the loft.

### BEDROOM 1

14'1" x 8'10" (4.3 x 2.7)

With double glazed window and radiator.

### BEDROOM 2

9'2" x 8'6" (2.8 x 2.6)

With double glazed window and radiator.

### BEDROOM 3

10'2" x 5'10" (3.1 x 1.8)

With double glazed window and radiator.

### BATHROOM

5'10" x 5'6" (1.8 x 1.7)

With white suite comprising of bath, low level WC, sink, frosted window and radiator.

### GARDEN

FRONT - Path leading to the front door and laid to lawn area.

REAR - Pathway to the rear gate, patio area and laid to lawn area.

### GARAGE

Metal up and over door.

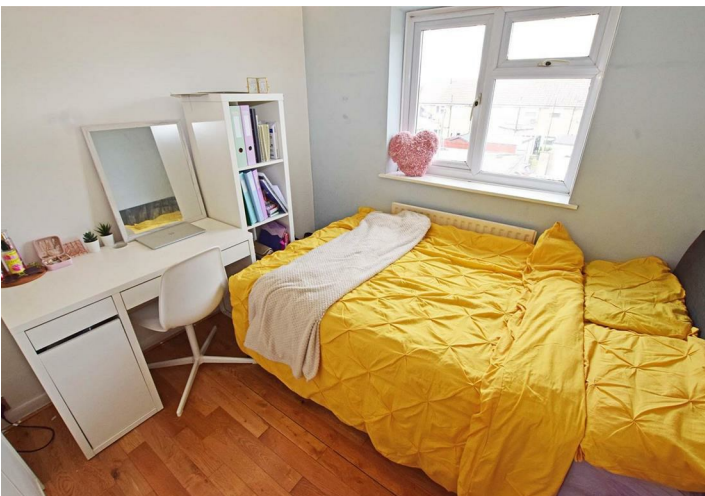
### NB

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.

### 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 (PARAGRAPH)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(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 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>			
(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		

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GROUND FLOOR

1ST FLOOR



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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