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 HARRISONS
REEVE



8 Charcott Close

• Rainham

Price: Offers In Excess Of £399,995



8, Charcott Close, , ME8 7FQ
Offers In Excess Of £399,995

- PRICE RANGE £400,000 TO £425,000
- BUILT IN 2023
- THREE BEDROOMS
- DRIVEWAY FOR TWO CARS
- QUIET CLOSE
- TOWN HOUSE
- EN-SUITE TO THE MASTER BEDROOM
- DOWNSTAIRS WC
- MEDWAY COUNCIL TAX BAND D
- EPC RATING B

Welcome to this stunning townhouse located on Charcott Close in the charming area of Rainham. Built in 2023, this modern property offers a perfect blend of contemporary design and comfortable living. With three spacious double bedrooms, this home is ideal for families or those seeking extra space.

The property features a well-appointed en-suite shower room, providing added convenience and privacy. The main living area is a generous lounge/diner, perfect for entertaining guests or enjoying family time. The open layout allows for a bright and airy atmosphere, making it a delightful space to relax and unwind.

Parking is a breeze with space for TWO vehicles, ensuring you will never have to worry about finding a spot. The townhouse is situated in a peaceful neighbourhood, making it an excellent choice for those who appreciate a tranquil environment while still being close to local amenities.

This property is not just a house; it is a home that offers comfort, style, and practicality. If you are looking for a modern living space in a desirable location, this townhouse on Charcott Close is certainly worth considering. Don't miss the opportunity to make this beautiful property your own.

Medway Council tax band D
EPC Rating B

Service charge the vendors have informed us is approx £430 per annum.

GROUND FLOOR

ENTRANCE HALL

Front door leading into the entrance hall and there is a storage cupboard.

WC

With low level WC, wall mounted sink, frosted window and heated towel rail.

KITCHEN

12'5" x 7'10" (3.8 x 2.4)

With base and eye level units, breakfast bar, electric cooker, sink with window above, induction hob and fridge/freezer.

LOUNGE/DINER

16'0" x 14'5" (4.9 x 4.4)

With storage cupboard, radiator and French doors leading to the rear garden.

FIRST FLOOR

LANDING

With a window, radiator and space for an office area.

BEDROOM 2

13'5" x 8'10" (4.1 x 2.7)

With window and radiator.

BEDROOM 3

12'9" x 8'10" (3.9 x 2.7)

With window and radiator.

BATHROOM

White suite comprising of bath, wall mounted sink, low level WC and frosted window.

LANDING

WARDROBE

BEDROOM 1

13'5" x 12'5" (4.1 x 3.8)

With window, radiator and two storage cupboards.

EN-SUITE SHOWER ROOM

Walk in shower cubicle, window, low level WC and sink.

GARDENS

FRONT - Path leading to the TWO parking spaces, side access. Mainly laid to lawn shrub border.

REAR - With patio area and the rest is laid to lawn.

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.

NB

HARRISON'S REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigge 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

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

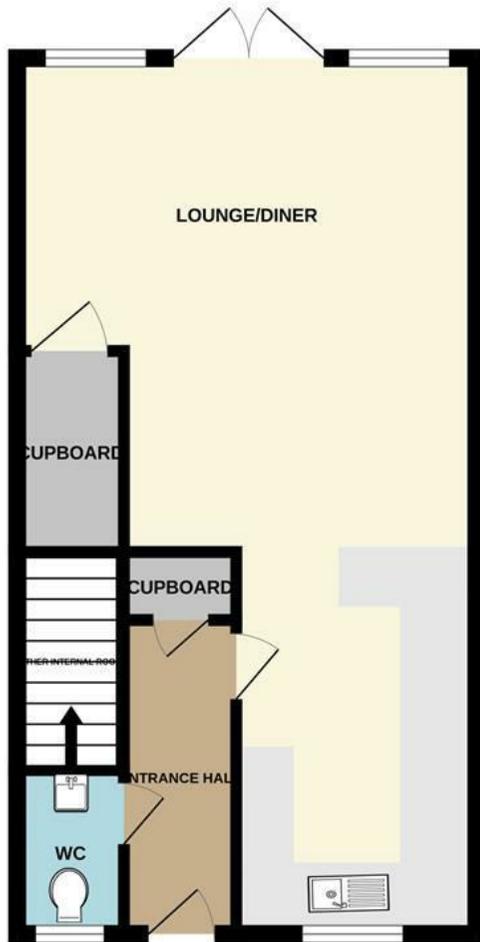


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

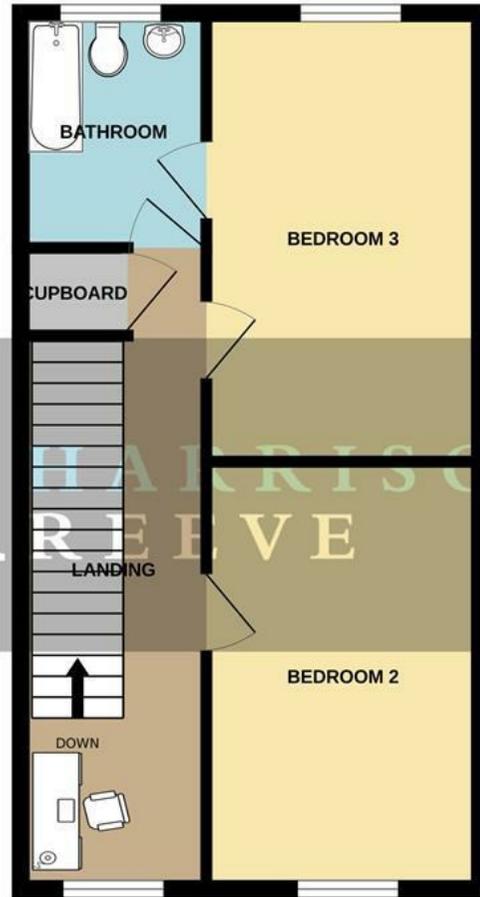
Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC 	

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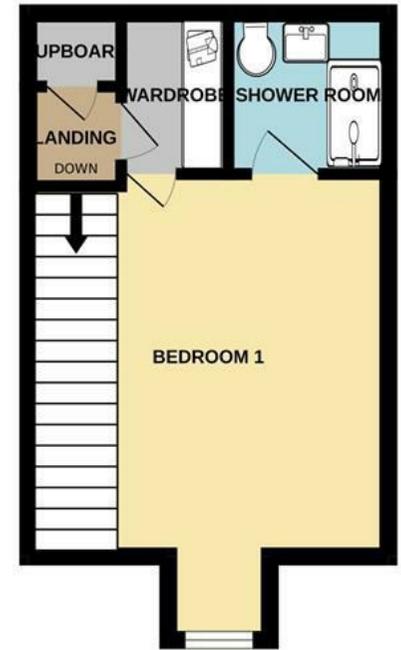
GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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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