



Station Road, Rainham, Kent, ME8 7PT

Asking Price £200,000

- Two Bedrooms
- Short Walk to Train Station
- Lounge / Dining Room
- Rear Garden

277 Station Road, ME8 7PT

This two bedroom terraced home located in Station Road, Rainham enjoying excellent access to all local amenities and ideal access for the motorist to the A2/M2 for good access into London. For the commuter, Rainham Railway Station is only a five minute walk for fast frequent commuter service into London Victoria and High Speed rail links to London St Pancras. The area also offers local green spaces and leisure facilities, healthcare services, community facilities and excellent schooling for children of all ages, to include Rainham Mark Grammar School. The property offers a through lounge/dining room, kitchen, downstairs bathroom and on the first floor, 2 bedrooms. Outside, there are front and rear gardens. Overall, Station Road offers a location of convenience, accessibility and an established community living, making this home an excellent first time buy for those looking to move to the ME8 area! Call the friendly sales team at Wright & Co today, for your earliest appointment to view!



Council Tax Band: B



Entrance Door To:

Lounge

10'5" x 9'6"

Double glazed window to front

Radiator

Open plan staircase

Dining Room

10'5" x 9'6"

Radiator

Understair cupboard

Kitchen

10'9" x 5'10"

Double glazed door and windows to rear

Base and eye level cupboard and drawer units,
worktops

Inset single drainer stainless steel unit

Built in oven and hob (NOT TESTED)

Inner Hall

Wall mounted 'Ideal' boiler for domestic hot water
system and central heating

Bathroom

8'2" x 4'11"

Double glazed window to rear

White suite comprising of pedestal wash hand basin

Low level W/C

First Floor

Bedroom 1

10'5" x 9'6"

Double glazed window to front

Radiator

Bedroom 2

10'5" x 9'6"

Double glazed window to rear

Radiator

Exterior

Rear

Rear garden approx 35'

Lying in natural state

Front

Garden area



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC