



Price Guide £270,000

Station Road, Rainham, Gillingham



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1



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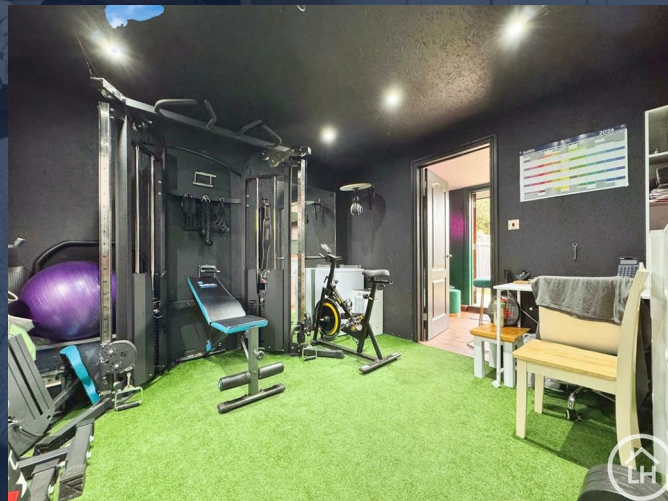
# Summary of Station Road

\*\*\* GUIDE PRICE £270,000 to £290,000

\*\*\* LambornHill Estate Agents are pleased to present this very well-presented two-bedroom terraced home, offering well-planned accommodation arranged over multiple levels and ideally suited to households seeking a practical, comfortable and well-connected place to live.

## Key Features

- GUIDE PRICE £270,000-£290,0000
- Viewings highly recommended
- TWO Bathrooms both upstairs and downstairs
- Very WELL PRESENTED Throughout
- Off Road Parking ( A fantastic addition)
- Walking Distance To TRAIN STATION & THAMESLINK
- LARGE Summer House - Ideal For Home Working Or Gym
- Useful Basement Storage Area
- EPC Rating - D (58)
- Council Tax Band - A





## Property Overview

The ground floor features a welcoming lounge, providing a comfortable space for everyday living, leading through to a modern kitchen/diner that offers ample room for cooking and dining. A ground floor shower room adds further convenience, supporting day-to-day living and flexible household arrangements.

A useful basement level provides valuable additional space, ideal for storage or adaptable use, helping to keep the main living areas organised and clutter-free.

On the first floor, the property offers two well-proportioned bedrooms, both finished in a neutral and well-maintained style, along with a family bathroom. The home is presented to a very good standard throughout, allowing new occupants to move straight in with minimal effort.

Externally, the property benefits from a private driveway, providing off-street parking, and a summer house with power, offering an excellent additional space suitable for home working, hobbies or quiet retreat. This outdoor feature adds valuable flexibility and year-round usability.

Located on Station Road, the property enjoys excellent access to local amenities, transport links and services, including Rainham town centre and mainline station, making it a convenient and practical choice.

An excellent opportunity to secure a well-presented, versatile home with both indoor and outdoor adaptable space in a highly accessible Rainham location.

## About The Area

Station Road is conveniently positioned within the heart of Rainham, offering a well-connected and practical location ideal for those seeking easy access to local services and transport links.

The area benefits from a wide range of nearby amenities, including supermarkets, local shops, cafés and essential services, all within comfortable walking or short travelling distance. Rainham town centre provides additional facilities, supporting day-to-day needs with ease.

One of the key advantages of this location is its excellent transport connectivity. Rainham mainline station is close by, offering regular rail services to London and surrounding areas, while road links provide straightforward access to the A2 and M2 for wider travel.

The area also offers local green spaces and leisure facilities, supporting a balanced lifestyle and opportunities for outdoor activity. Healthcare services, community facilities and educational options are readily accessible, contributing to a well-supported residential setting.

Overall, Station Road offers a location that combines convenience, accessibility and established community living, making it a practical and appealing choice for those looking to settle into a well-connected part of Medway.

## Ground Floor

### Lounge

3.5 x 3.15 (11'5" x 10'4")

### Kitchen/Diner

3.5 x 3.15 (11'5" x 10'4")

### Shower Room

### Basement

3.5 x 3.15 (11'5" x 10'4")

## First Floor

### Bedroom One

3.5 x 3.15 (11'5" x 10'4")

### Ensuite

### Bedroom Two

3.5 x 3.15 (11'5" x 10'4")

## About LambornHill

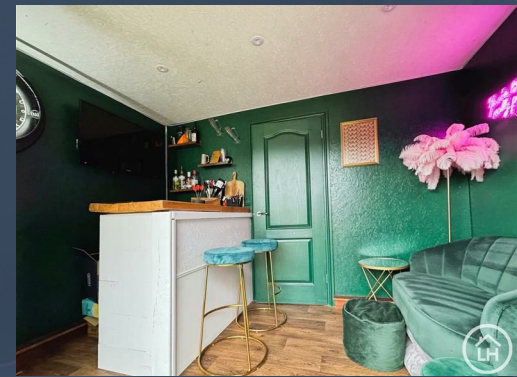
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

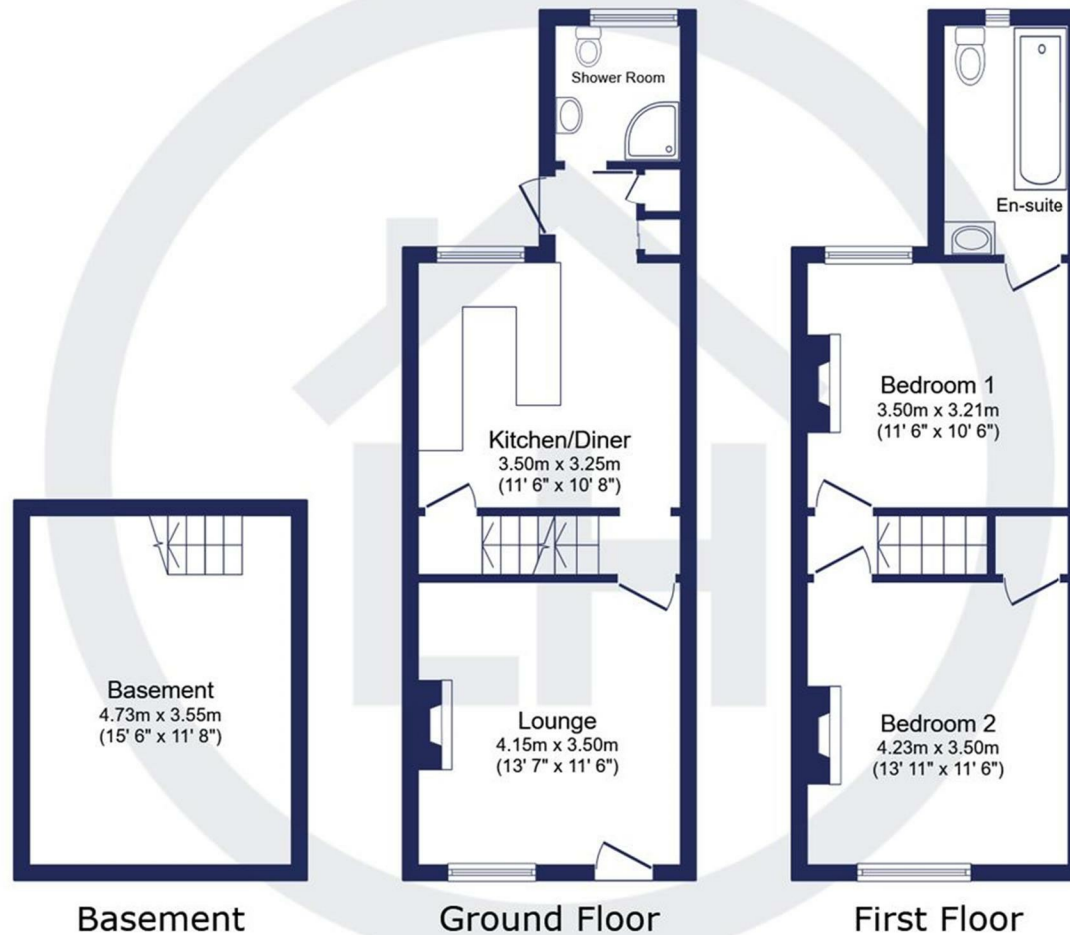
## - Lets Keep It Local, Lets Keep It LambornHill!

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>89</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>58</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC



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