



5 Devon Close

Gillingham, ME8 7LG

Greenleaf Property Services are pleased to offer to the market for the first time in 68 years, this well maintained and immaculately presented semi-detached property, situated in the sought-after Devon Close, Rainham.

The accommodation comprises of entrance porch, entrance hallway, lounge/dining room which leads on to a part-brick built conservatory and kitchen. To the first floor there are three good size bedrooms and bathroom W/C.

The property has a good size rear garden, block-paved off road parking for two vehicles and a useful garage to the rear.

Located close to highly regarded local schools for all age groups, all A2/M2/M20 road links are a short drive away. Rainham offers wide range of shopping facilities, restaurants, cafes and bars, whilst the comprehensive Dockside outlet is a short drive away also. Rainham station is a short walk away and offers a fast train service to London St Pancras, whilst bus stops are nearby also.

Opportunities such as this are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade Awaited- Council Tax Band Band D.

Offers Around £350,000

5 Devon Close

Gillingham, ME8 7LG



- SOUGHT-AFTER LOCATION
- NO CHAIN!
- CLOSE TO TOWN CENTRE & MAINLINE STATION
- A GOOD SIZE REAR GARDEN WITH REAR VEHICLE ACCESS
- THREE BEDROOMS & UPSTAIRS BATHROOM W/C
- CONSERVATORY
- OFF ROAD PARKING
- LOUNGE/DINING ROOM
- EPC AWAITED
- COUNCIL TAX BAND

Entrance Porch

5'9" x 1'8" (1.77 x 0.53)

Entrance Hall

8'8" x 5'9" (2.65 x 1.77)

Lounge/Dining Room

25'4" x 11'1" (narrowing to 8'8") (7.73 x 3.40 (narrowing to 2.65))

Kitchen

11'8" x 8'5" (3.58 x 2.57)

Conservatory

15'2" x 7'11" (4.63 x 2.43)

First Floor Landing

Entrance to loft.

Bedroom

14'2" x 9'9" (4.34 x 2.99)

Bedroom

10'8" x 10'8" (3.26 x 3.26)

Bedroom

8'2" x 7'4" (2.51 x 2.24)

Bathroom W/C

6'5" x 5'5" (1.96 x 1.67)

Rear Garden

A good size rear garden with rear vehicle Access.

Off Road Parking

To front.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not

been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



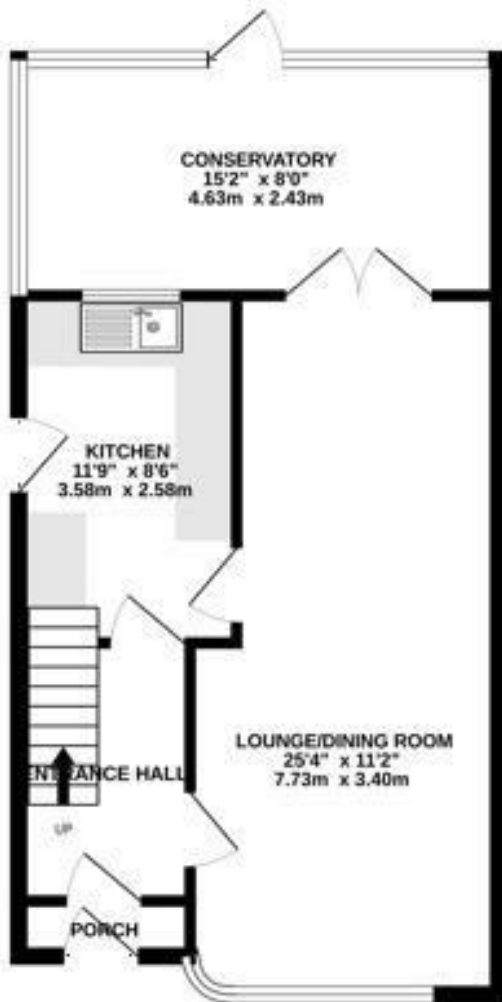
Directions

Tel: 01634730672

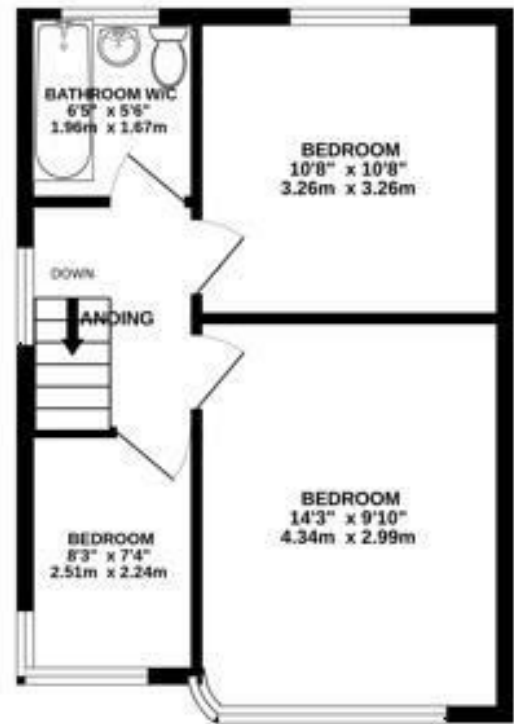




GROUND FLOOR
304 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (61.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fittings and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.