



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£220,000**

**Freehold**

2x 1x 2x

**Orchard Street,  
Rainham, Gillingham,  
Kent, ME8**

*Wards*  
Helping you move forwards



## Main features

- Perfect first time buyers home
- Bursting with character and original features feeling deceptively spacious
- Useful cellar
- Generous sized rear garden
- Very central location perfect for commuters and access to the local amenities

## Accommodation

### GROUND FLOOR

Lounge : 12'8 x 9'10 (3.86m x 3.00m)  
 Dining Room : 13'0 x 10'2 (3.97m x 3.10m)  
 Kitchen: 10'0 x 6'5 (3.05m x 1.96m)

### BASEMENT

Cellar: 12'8 x 11'9 (3.86m x 3.58m)

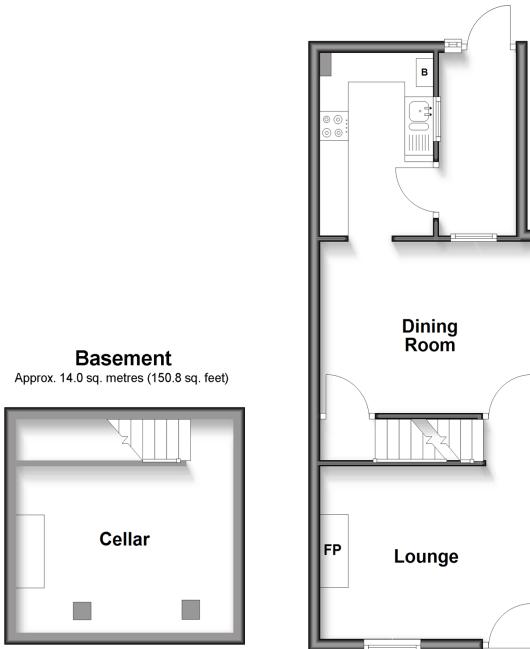
### FIRST FLOOR

Landing  
 Bedroom 1 : 12'7 x 9'10 (3.84m x 3.00m)  
 Bathroom  
 Bedroom 2 : 12'7 x 9'9 (3.84m x 2.97m)

### OUTSIDE

Rear Garden

**Ground Floor**  
 Approx. 37.2 sq. metres (400.7 sq. feet)



**First Floor**  
 Approx. 32.5 sq. metres (349.9 sq. feet)



Call Rainham - 01634 373531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

EPC RATING  
 CURRENT: E(54) POTENTIAL: C(75)



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