



**Guide Price**  
**£220,000**

**Freehold**

2x  1x  2x 

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

**OVER 60?**

Secure this property  
for up to **59% less!**

*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)

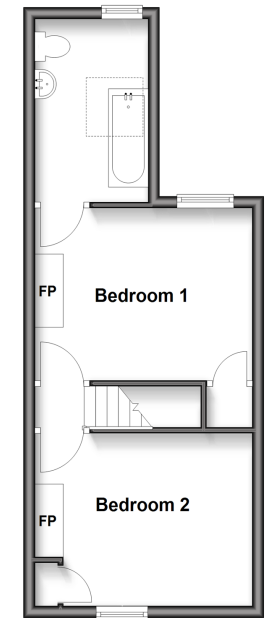
### OUTSIDE

Rear Garden

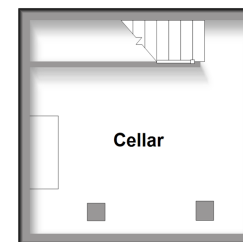
**Ground Floor**  
Approx. 37.2 sq. metres (400.7 sq. feet)



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



**Basement**  
Approx. 14.0 sq. metres (150.8 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



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