



REAL ESTATE

ESTATE AGENCY · REDEFINED



**Rainham Road**

Gillingham | ME7 5NG



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# Rainham Road , Gillingham, ME7 5NG

CR Real Estate are delighted to offer for sale this spacious, three-bedroom family home ideally located within Gillingham.

This property is ideal for any first-time buyers or landlords as an investment opportunity, and has fantastic potential and appeal with the spacious living accommodation offered and the locality of the area.

The ground floor of this property consists of an entrance hall, three separate reception rooms, kitchen and cloakroom/WC. The first floor benefits from three generously sized double bedrooms and family bathroom which is accessed via the third bedroom. Externally, this home offers a well sized enclosed rear garden with grass lawn area.

Rainham Road, is conveniently located with a variety of local amenities close by including Gillingham Town Centre and Medway Maritime Hospital being 0.6 miles away from the property. For commuters Gillingham Train Station is situated just over a mile away offering great transport links to the surrounding areas and London.

£280,000



## Entrance Hall

## Lounge

10'10 x 10'4 (3.30m x 3.15m)

## Dining Room

11'2 x 10'4 (3.40m x 3.15m)

## Reception Room

10'10 x 8'2 (3.30m x 2.49m)

## Kitchen

8'1 x 6'11 (2.46m x 2.11m)

## Cloakroom/WC

8'0 x 4'5 (2.44m x 1.35m)

## Bedroom

13'2 x 10'10 (4.01m x 3.30m)

## Bedroom

11'2 x 10'5 (3.40m x 3.18m)

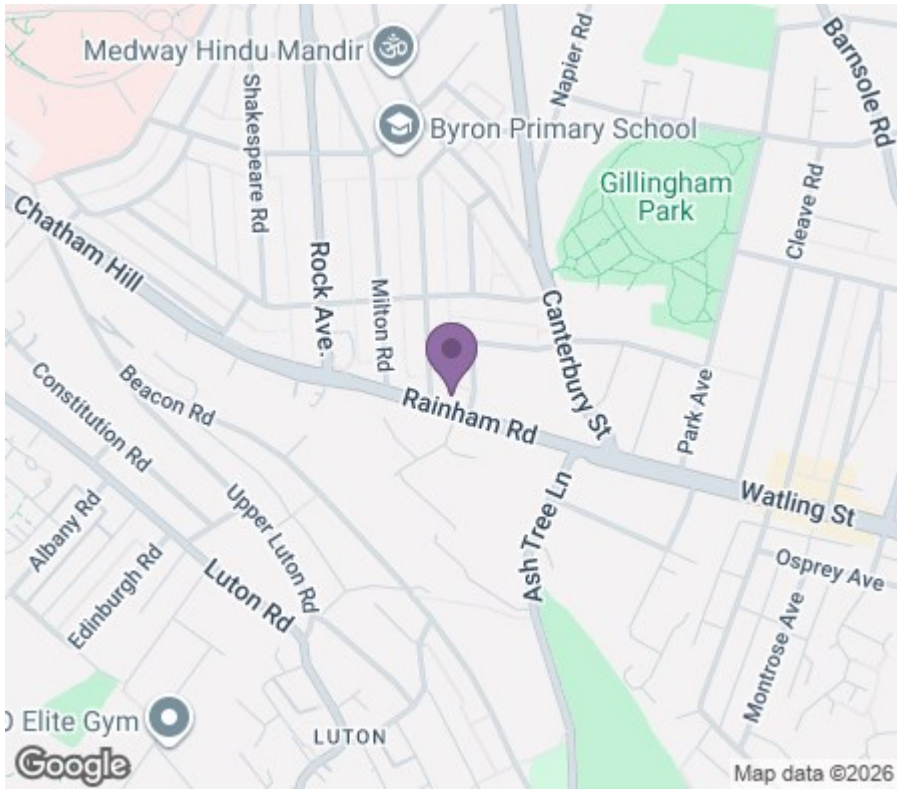
## Bedroom

9'5 x 8'2 (2.87m x 2.49m)

## Bathroom

8'2 x 7'2 (2.49m x 2.18m)





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.