



REAL ESTATE

ESTATE AGENCY ; REDEFINED

**Rainham Road**  
Gillingham | ME7 5NG



REAL ESTATE

ESTATE AGENCY ; REDEFINED

# Rainham Road , Gillingham, ME7 5NG

Guide Price £270,000-£280,000

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 Bedroom House
- Three Reception Rooms
- Cloakroom/WC
- First Floor Bathroom
- Enclosed Garden To Rear
- Spacious Living Accommodation
- Call Now To View

Guide Price £270,000



## 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)

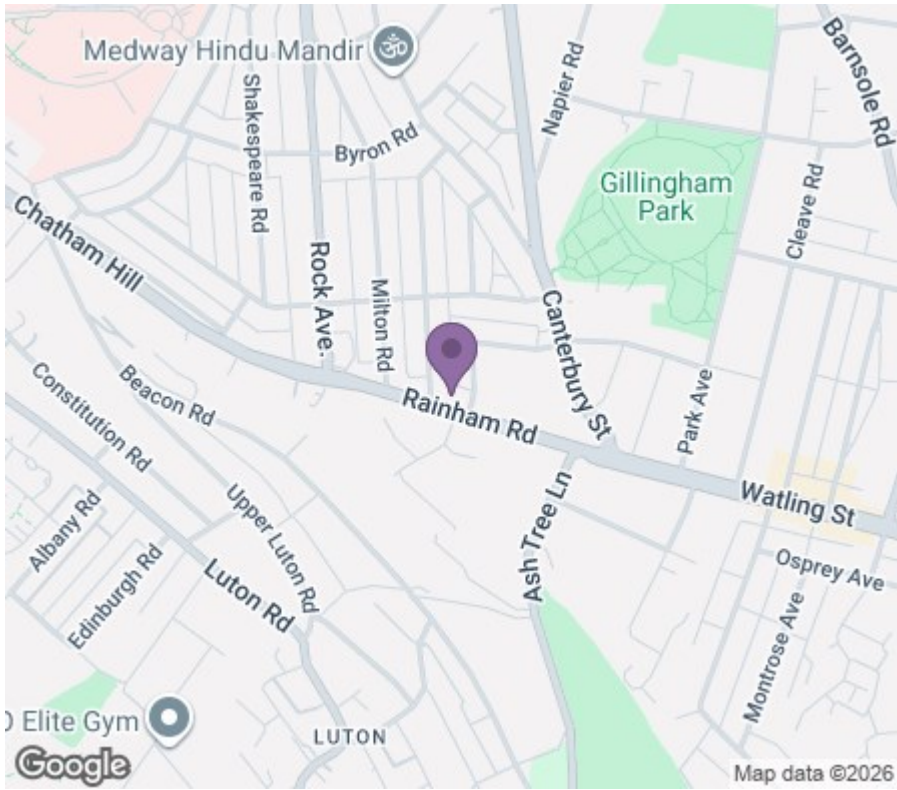
## Bedroom

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

## Bathroom

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





18 - 20 High Street  
 Gillingham  
 Kent  
 ME7 1BB  
**01634 570057**

[www.crr realestate.co.uk](http://www.crr realestate.co.uk)  
[twitter.com/CRRealEstateUK](https://twitter.com/CRRealEstateUK)  
[facebook.com/CRRealEstateUK](https://facebook.com/CRRealEstateUK)



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.