01634 379 799

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2 Bridge Cottages, Seymour Road, Rainham, ME8 8PZ
£350,000

- 3 BEDROOM SEMI DETACHED HOUSE IN SEMI RURAL LOCATION
- REQUIRING COMPLETE RENOVATION
- LOUNGE AND SEPARATE KITCHEN
- OIL FIRED CENTRAL HEATING
- LARGE PLOT TO THE SIDE
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION
- TREMENDOUS POTENTIAL
- CHAIN FREE
- CTAX BAND: C
- EPC RATING: E

Nestled on Seymour Road in the charming area of Rainham, Gillingham, this semi-detached house presents an exciting opportunity for those with a vision. Boasting three spacious bedrooms and a well-proportioned reception room, this property is perfect for families or individuals seeking to create their dream home.

While the house requires a full renovation, it offers tremendous potential for transformation. The large plot to the side provides ample space for expansion of the current property or landscaping, allowing you to tailor the property to your specific needs and desires. Imagine the possibilities as you reimagine the interior and exterior to reflect your personal style.

One of the standout features of this property is that it is chain-free, making the purchasing process smoother and more straightforward. This is an ideal opportunity for first-time buyers or seasoned investors looking to add value to their portfolio.

Situated in a well-connected area, this home is close to local amenities, schools, and transport links, ensuring convenience for everyday living. With a little creativity and effort, this property can be transformed into a stunning residence that meets all your needs.

Do not miss out on this rare chance to acquire a property with such potential in a desirable location. Embrace the challenge of renovation and make this house your own.

EPC Rating: E

Porch

Hall

Lounge
17'9" max x 14'0" max (5.42m max x 4.29m max)

Kitchen
14'1" x 6'11" (4.30m x 2.12m)

Landing

Bedroom 1
14'1" x 8'8" (4.30m x 2.65m)

Bedroom 2
14'1" x 7'0" (4.30m x 2.14m)

Bedroom 3
10'1" x 6'0" (3.08m x 1.84m)

Bathroom

Exterior

Rear & side Gardens
The large plot to the side provides ample space for the extension of the existing property. However, the vendor would seek to impose title restrictions and other relevant considerations in relation to the development of any additional units

Frontage

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

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Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation , including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

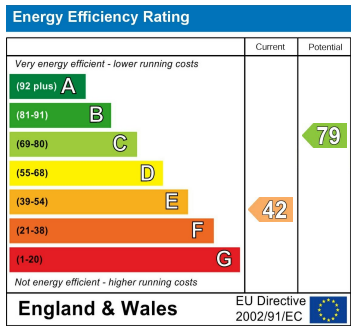
NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

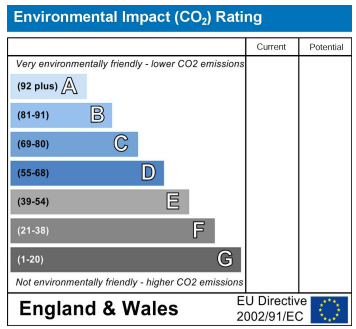








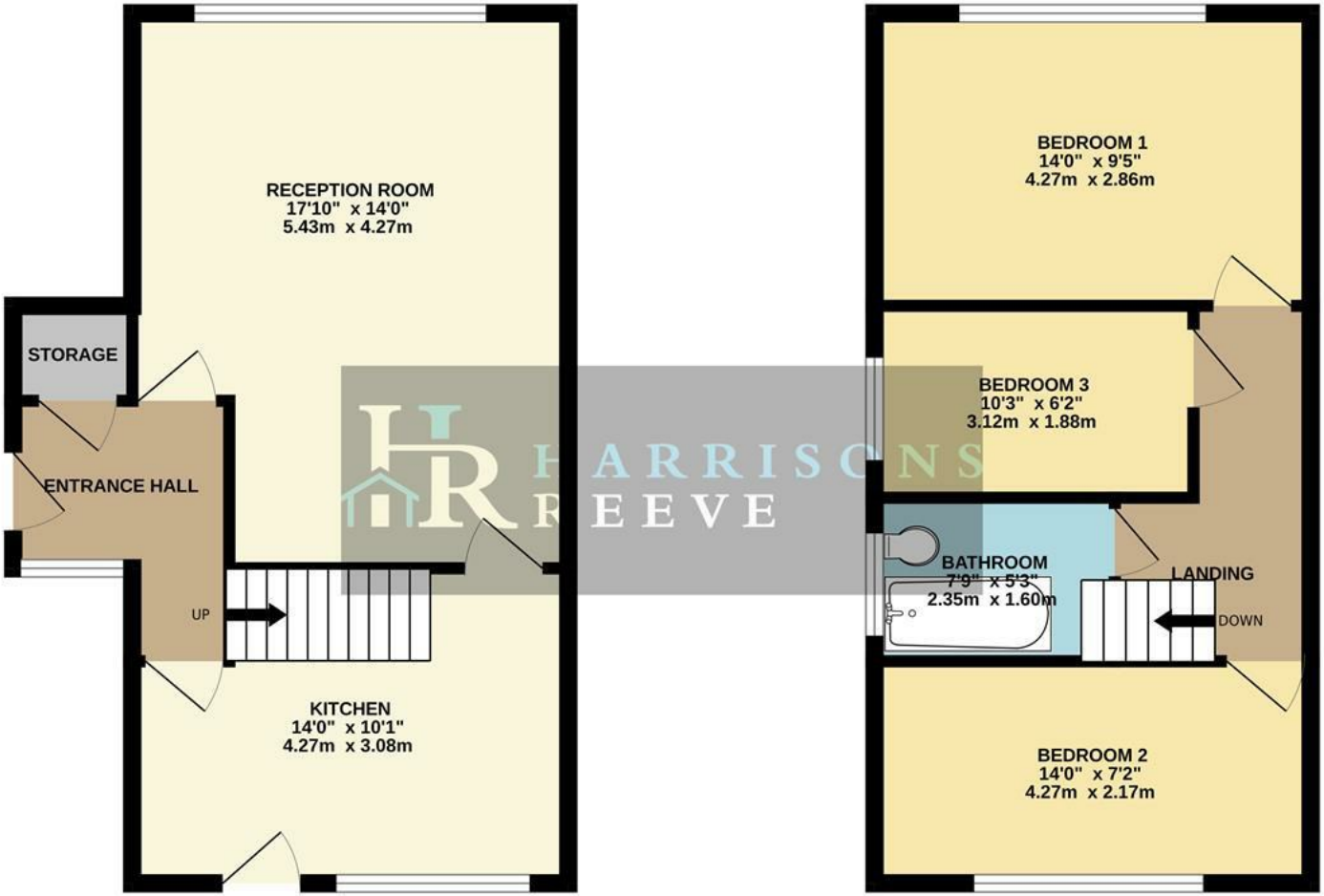




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GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



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TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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