



Offers In Excess Of £290,000

Meresborough Road, Rainham, Gillingham

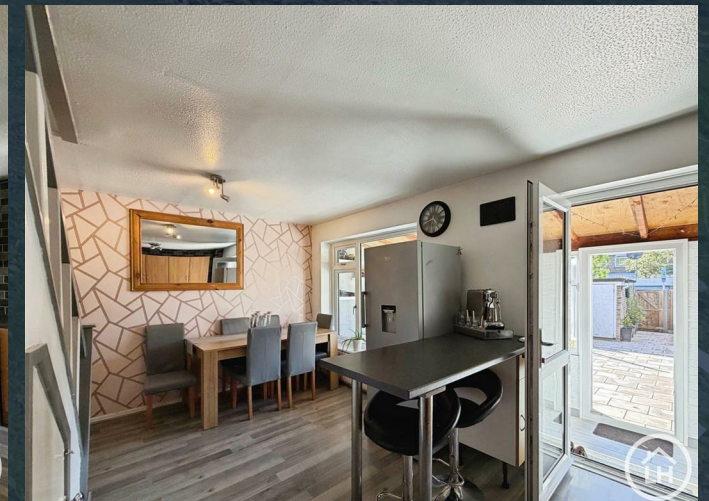
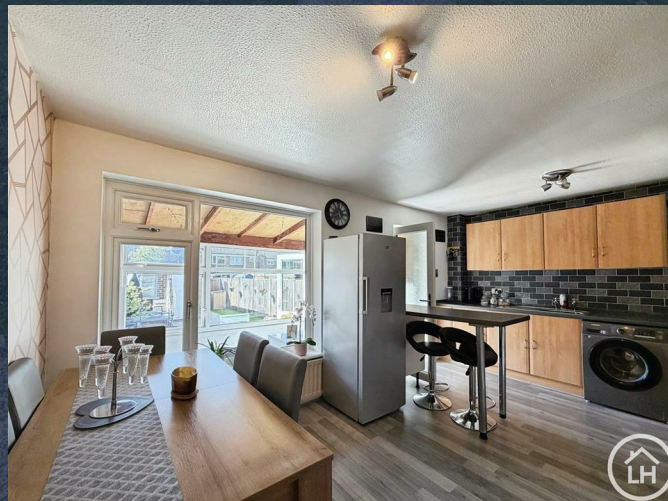


# Summary of Meresborough Road

Presented by LambornHill Estate Agents, this well presented three-bedroom terraced home offers stylish and well-balanced accommodation, finished to a high standard throughout and ideal for buyers seeking a move-in ready property in a peaceful residential setting.

## Key Features

- Three Bedroom Terrace Home
- Open Plan Kitchen/Diner
- Well Presented Throughout
- Garage To Rear
- Great Commuter Links
- Ideal First Time Buy
- Useful Lean To Area
- Good Size Bedrooms With Built-In Storage
- EPC Rating - D - (68)
- Council Tax Band - C



## Property Overview

The ground floor features a spacious and inviting lounge to the front, leading through to a modern open-plan kitchen/dining room to the rear, creating an excellent space for both everyday living and entertaining. A useful lean-to provides additional storage or utility space, enhancing the practicality of the home.

Upstairs, the property comprises three bedrooms, including two well-proportioned doubles and a further single room, ideal as a child's bedroom, study, or home office. A contemporary family bathroom completes the first-floor accommodation.

Externally, the property benefits from a good size rear garden with a sunny aspect, offering an ideal space for outdoor relaxation and entertaining. To the rear, there is the added advantage of a garage, providing secure parking or additional storage. The property is also positioned along a quiet walkway, contributing to a more peaceful and private setting.

This home is particularly well suited to buyers looking for a modern, low-maintenance property with practical living space, outdoor enjoyment, and a tucked-away residential location.

## About The Area

Meresborough Road is situated within a popular residential area of Rainham, offering a convenient and well-connected location suited to a range of buyers.

The property is within easy reach of local shops, supermarkets, and everyday amenities, ensuring practical day-to-day living. Rainham High Street is also nearby, providing a wider selection of retail, dining, and leisure options.

For commuters, Rainham railway station offers regular services into London, while the A2 and M2 are easily accessible, providing straightforward road links to surrounding areas and the capital.

The area benefits from a selection of local schools and green

spaces, offering opportunities for outdoor activities and recreation. The property's position along a quiet walkway further enhances the appeal, creating a more peaceful residential environment away from main roads.

Overall, Meresborough Road provides a balanced setting combining accessibility, local convenience, and a pleasant community feel.

## Lounge

4.83m x 3.43m (15'10" x 11'03")

## Kitchen/Diner

4.83m x 3.66m (15'10" x 12')

## Lean To

## Bedroom One

3.33m x 2.74m (10'11" x 9')

## Bedroom Two

2.74m x 2.62m (9' x 8'7")

## Bedroom Three

2.69m x 2.03m (8'10" x 6'08")

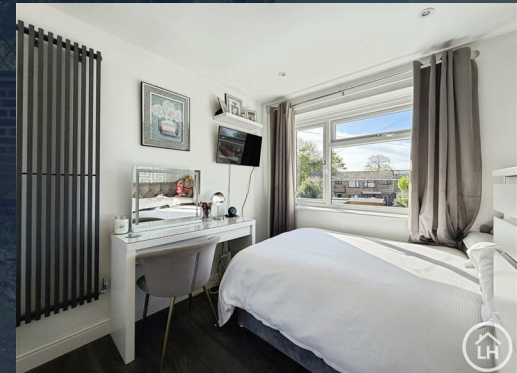
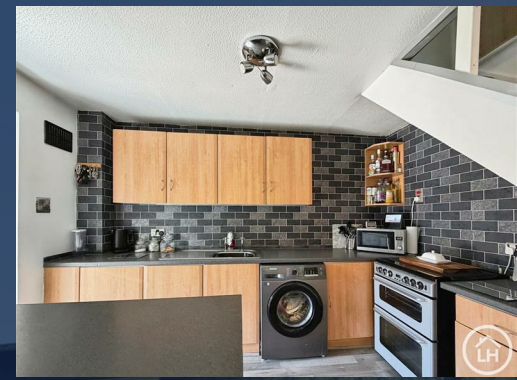
## Bathroom

2.11m x 1.70m (6'11" x 5'07")

## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect. Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

**- Lets Keep It Local, Lets Keep It LambornHill!**





**Ground Floor**  
Floor area 45.4 sq.m. (488 sq.ft.)

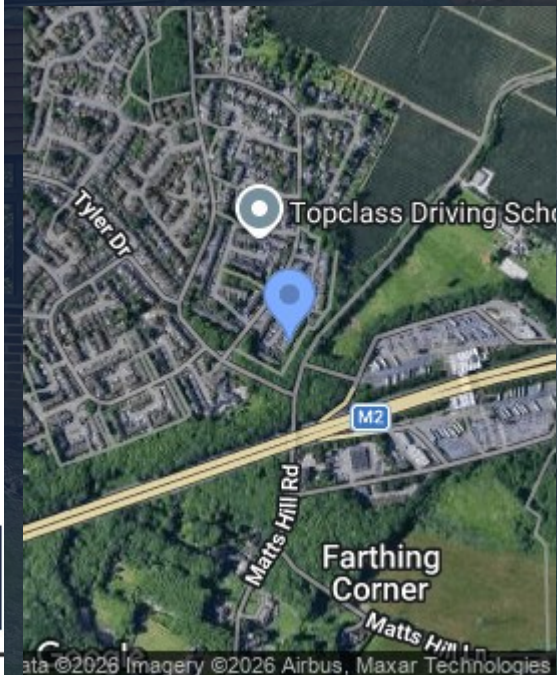
**First Floor**  
Floor area 34.3 sq.m. (369 sq.ft.)

Total floor area: 79.7 sq.m. (857.8 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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