



Price Guide £300,000

Mierscourt Road, Rainham, Gillingham



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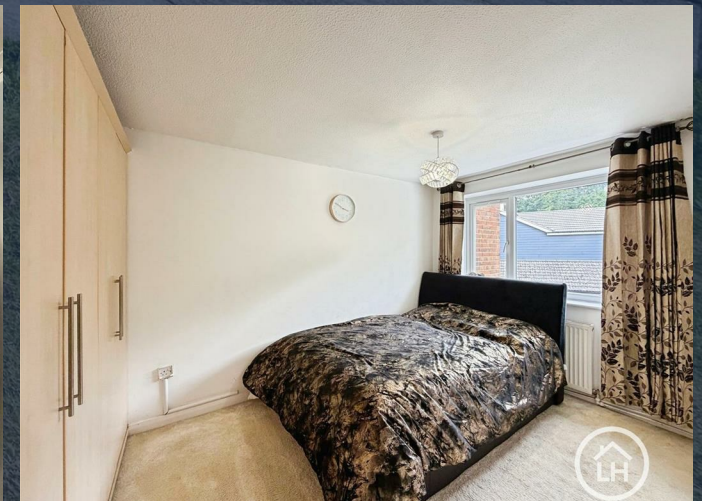
Summary of Mierscourt Road

**** Guide Price £300,000 to £320,000 ****

LambornHill are delighted to present this well-positioned three-bedroom end of terrace home, situated within a peaceful walkway setting in one of Rainham's most established residential locations. Offering spacious accommodation, a versatile layout and excellent potential for a variety of buyers, this property is perfectly suited to first-time purchasers, growing families and buy-to-let investors alike.

Key Features

- Three Bedroom End Of Terrace
- Quiet Walk Way Position
- **** Guide Price £300,000 to £320,000 ****
- Garage En-Bloc
- Spacious Lounge
- Great Commuter Links
- Conservatory
- Useful Outbuilding/Home Office
- EPC Rating - TBC
- Council Tax Band - C



Property Overview

The ground floor comprises a welcoming entrance hall, a fitted kitchen and a generous lounge/diner which provides an excellent space for both everyday living and entertaining. The addition of a conservatory to the rear creates a further reception area overlooking the garden, making it an ideal space to relax throughout the year.

A particularly attractive feature is the useful outbuilding/home office, providing flexible accommodation for those working from home, running a small business or simply requiring additional storage space. Buyers looking for future potential will also be pleased to note that the property previously benefited from planning permission for an extension, which has since lapsed, highlighting the scope available for those wishing to further enhance the accommodation, subject to the necessary permissions.

To the first floor, the property offers three well-proportioned bedrooms alongside a family bathroom. The layout provides practical living space with plenty of scope for personalisation to suit individual needs.

Externally, the property enjoys a private rear garden, offering a safe and enclosed space for children, pets or outdoor entertaining. Residents also benefit from a garage en-bloc, providing valuable parking or additional storage.

Conveniently located close to local amenities, schools, transport links and green spaces, this home combines practicality with lifestyle appeal. Whether you're searching for your first home, your next family property or a sound investment opportunity, Mierscourt Road offers excellent value and potential in equal measure.

About The Area

Mierscourt Road is located within a well-established residential area of Rainham, offering a convenient and family-friendly setting with excellent access to a wide range of local amenities. Popular with first-time buyers, families and investors alike, the area combines everyday convenience with a strong sense of community.

Rainham town centre is just a short distance away and provides a variety of supermarkets, independent shops, cafés, restaurants and leisure facilities. For commuters, Rainham railway station offers regular services to London, including high-speed connections to London St Pancras, making the location particularly attractive to those travelling into the capital for work.

The area is well served by a selection of highly regarded primary and

secondary schools, while nearby parks, play areas and open green spaces offer plenty of opportunities for outdoor recreation. The popular Berengrave Nature Reserve and Riverside Country Park are also within easy reach for those who enjoy walking, cycling and spending time outdoors.

Excellent road links via the A2, M2 and M20 provide convenient access to Maidstone, Bluewater Shopping Centre, the Kent coast and wider motorway networks.

Combining strong transport connections, excellent local amenities and a welcoming residential atmosphere, Mierscourt Road continues to be a sought-after location for buyers looking to enjoy all that Rainham and the wider Medway area have to offer.

Entrance Hall

Lounge

5.21m x 3.96m (17'1 x 13')

Kitchen

3.20m x 3.07m (10'6 x 10'1)

Conservatory

4.45m x 2.95m (14'7 x 9'8)

Home Office/Outbuilding

Bedroom One

3.91m x 3.38m (12'10 x 11'1)

Bedroom Two

3.28m x 3.07m (10'9 x 10'1)

Bedroom Three

2.57m x 2.46m (8'5 x 8'1)

Bathroom

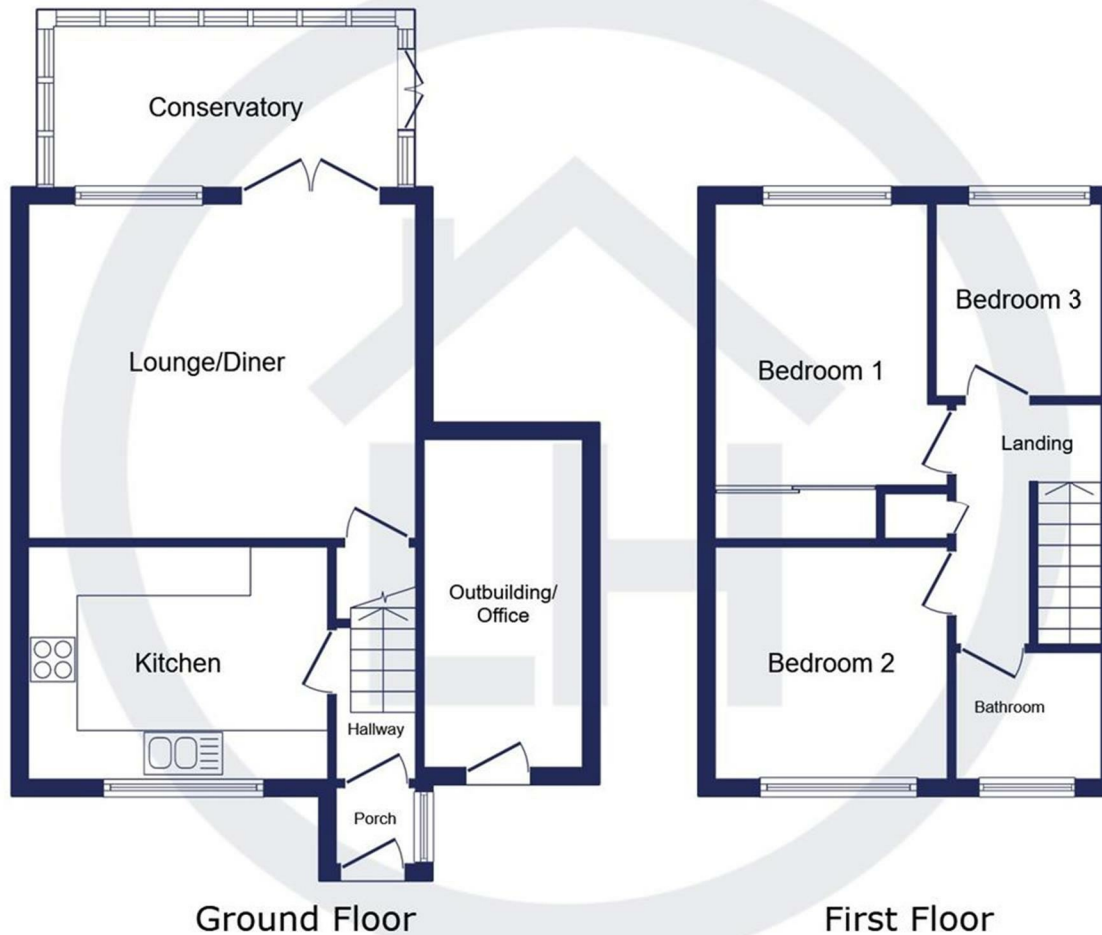
About LambornHill

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!





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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.