



Rainham Road
Gillingham | ME7 5NG



Rainham Road , Gillingham, ME7 5NG

CR Real Estate are delighted to offer for sale with no onward chain 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 wet room. 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

- Three Bedroom House
- No Onward Chain
- Three Reception Rooms
- Some Updating Required
- Ideal Investment Property
- Ground Floor Wet Room
- First Floor Bathroom
- Council Tax Band B
- EPC TBC

Offers Over £250,000



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)

Wet Room

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	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.