

01634 379 799

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FOR SALE
01634 379 799

176 Maidstone Road

• Rainham

Price: Offers In Excess Of £250,000



176, Maidstone Road, , ME8 0DU
Offers In Excess Of £250,000

- OFFERS IN EXCESS OF £250,000
- BUNGALOW
- SEMI-DETACHED
- 1 BEDROOM
- WET ROOM
- LOUNGE % DINING ROOM
- GARAGE (RESTRICTED VEHICULAR ACCESS)
- POTENTIAL TO EXTEND (SUBJECT TO RELEVANT CONSENTS)
- MEDWAY COUNCIL TAX BAND "C"; EPC "D"

Harrisons Reeve are pleased to be marketing for sale this SEMI DETACHED BUNGALOW in Maidstone Road, Rainham, Kent.

The bungalow has a DOUBLE bedroom, and is ideal for individuals or couples seeking a peaceful retreat.

Upon entering, you will find two reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a stylish dining space. The layout of the bungalow promotes a sense of openness, making it feel both spacious and welcoming.

The property features a WET ROOM, ensuring that your daily routines are both comfortable and efficient. The bungalow's design is practical, catering to those who prefer single-storey living without the hassle of stairs.

Located in the desirable Rainham area, this home benefits from excellent local amenities, including shops, schools, and transport links, making it an ideal choice for those who value accessibility. The surrounding neighbourhood is known for its friendly community atmosphere, providing a sense of belonging.

Whether you are looking to downsize or seeking your first home, this property presents an excellent opportunity to create a comfortable and inviting space. Do not miss the chance to make this lovely bungalow your own.

MEDWAY COUNCIL TAX BAND C
EPC rating D

ENTRANCE HALL

WET ROOM
9'10" x 3'3" (3.0 x 1.0)

LOUNGE
14'9" x 7'10" (4.5 x 2.4)

BEDROOM
13'1" x 9'10" (4.0 x 3.0)

DINING ROOM
13'9" x 10'5" (4.2 x 3.2)

KITCHEN
5'10" x 5'10" (1.8 x 1.8)

CONSERVATORY
15'5" x 8'6" (4.7 x 2.6)

GARAGE

GARDENS
FRONT - Path to the front door and there is a laid to lawn to area.

REAR - Patio area - sheds and the rest is laid to lawn.

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.

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.

Important Notice

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.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		65
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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