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Sales: (01634) 37 37 37  
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**Jacksons**



## 7 Littlebourne Avenue Rainham, Gillingham, ME8 6QQ

Available To View Immediately!

This Property Is Perfect For First Time Buyers And Investment Landlords! Although In Need Of Some Updating, This Property Has The Potential To Be Your Perfect Home. Downstairs, You Will Find A Fitted Kitchen/Diner, Spacious Lounge And Utility Room. Upstairs, There Are 3 Good Sized Bedrooms And Separate Bathroom And Toilet. Externally, There Is A Driveway To The Front Of The Property And A Generous Sized Rear Garden Perfect For Family Get Togethers And Kids To Run Around In.

This Property Is Located Near Lots Of Local Schools And Just A Short Drive Will Take You To Rainham Train Station, Hempstead Valley Shopping Centre And The M2 Motorway.

Viewings Strictly By Appointment With The Sole Agents Jacksons.

**Asking Price £250,000**

# 7 Littlebourne Avenue

Rainham, Gillingham, ME8 6QQ



- Terraced House
- Good Sized Garden
- 3 Bedrooms
- Close To Local Schools
- Perfect For Investment Landlords
- Viewing Recommended

## Entrance Porch

## Entrance Hall

**Lounge**  
16'5 x 10'7 (5.00m x 3.23m)

**Kitchen/Diner**  
15'0 x 9'8 (4.57m x 2.95m)

**Bedroom 1**  
13'3 x 8'8 (4.04m x 2.64m)

**Bedroom 2**  
10'8 x 10'5 (3.25m x 3.18m )

**Bedroom 3**  
10'1 x 7'0 (3.07m x 2.13m)

## Bathroom

**Rear Garden**  
35'0 (10.67m)

## Driveway

## Agents Note

### VIEWING ARRANGEMENTS

Strictly by prior appointment with Jacksons on  
01634 37 37 37

### MEASUREMENTS

All Measurements Are Approximate. These sales particulars have been prepared by Jacksons Estate Agents upon the instructions of the vendor(s). Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given. Accordingly the prospective buyer(s) must make their own enquiries regarding such matters.

### ADDITIONAL SERVICES

To enable you to budget for your move, we are able to provide you with a complete breakdown of all expenses associated with moving, including legal fees, survey fees, early repayment charges, removal fees and all aspects of mortgage charges.



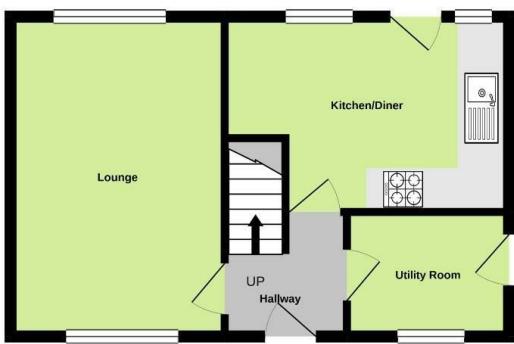
## Directions

The Postcode You Will Need To Get To This Property Is ME8 6QQ.

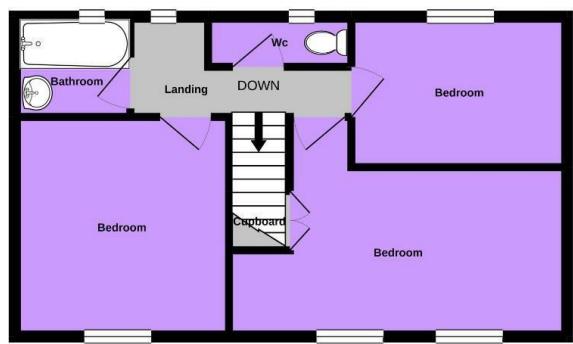


# Floor Plan

Ground Floor



1st Floor



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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			