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Jacksons



30 Maidstone Road Rainham, Gillingham, ME8 0DQ

Available To View Immediately And Chain Free!

This Terraced House Is Perfect For First Time Buyers And Investment Landlords. Boasts A Spacious Lounge Leading Into A Dining Area, Modern Kitchen And Family Bathroom. Upstairs You Will Find 3 Good Sized Bedrooms. There Is Also A Large Boarded Loft With Loft Ladder. Externally There Is A Generous Sized Rear Garden Perfect For Kids To Run And Play Or For Hosting Family BBQ's And Get Togethers.

This Property Is Located Close To Local Schools And Walking Distance To Rainham Train Station And Rainham High Street. Just A Short Drive Will Take You To Hempstead Valley Shopping Centre And The M2 Motorway.

Viewings Strictly By Appointment With The Seller Sole Agents Jacksons.

Offers Over £240,000

30 Maidstone Road

Rainham, Gillingham, ME8 0DQ



- Mid-Terraced House
- Generous Sized Rear Garden
- 3 Good Sized Bedrooms
- Close To Rainham High Street
- Spacious Living Accommodation
- Viewing Recommended

Entrance Hall

Lounge/Diner
26'6 x 12'4 narrows to 9'5 (8.08m x 3.76m narrows to 2.87m)

Kitchen
9'2 x 7'4 (2.79m x 2.24m)

Bathroom
7'8 x 6'0 (2.34m x 1.83m)

Bedroom 1
12'8 x 11'8 (3.86m x 3.56m)

Bedroom 2
12'4 x 7'8 (3.76m x 2.34m)

Bedroom 3
9'2 x 7'3 (2.79m x 2.21m)

Rear Garden
70'0 (21.34m)

Agents Note

VIEWING ARRANGEMENTS
Strictly by prior appointment with Jacksons on 01634 37 37 37

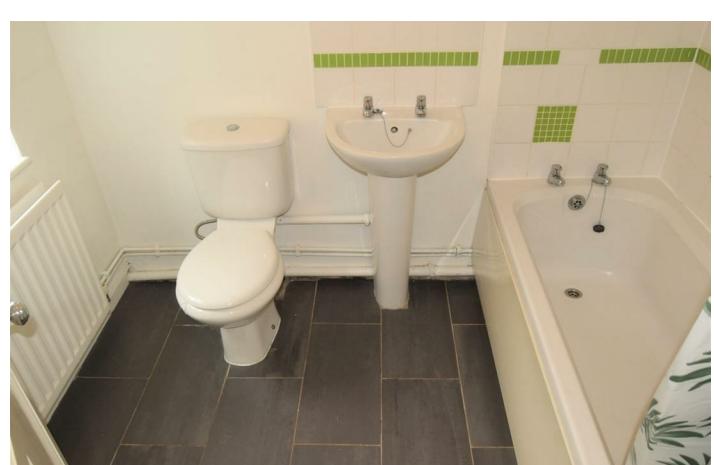
MEASUREMENTS
All Measurements Are Approximate. These sales particulars have been prepared by Jacksons Estate Agents upon the instructions of the vendor(s). Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given. Accordingly the prospective 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 0DQ.



Floor Plan



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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	B	88	87
(81-91) B	C	70	69
(69-80) C	D	88	87
(55-68) D	E	88	87
(39-54) E	F	88	87
(21-38) F	G	88	87
(1-20) G		88	87
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	