

01634 379 799

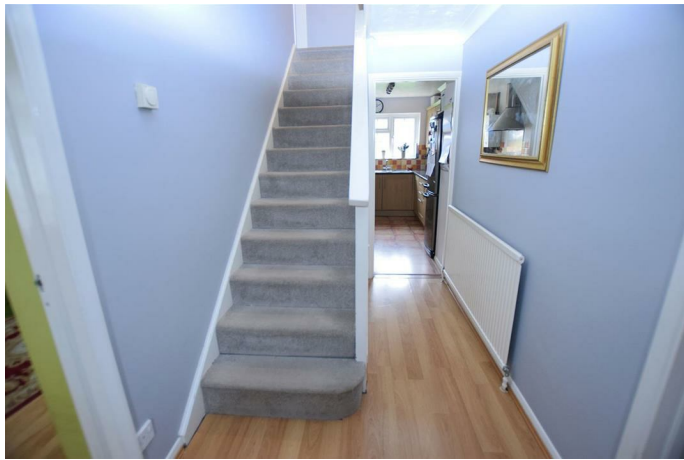
www.harrisonsresidential.com



122 Macklands Way

• Rainham

Price: Price Range £330,000



122, Macklands Way, , ME8 7PP
Price Range £330,000

- PRICE RANGE £330,000 TO £340,000
- EXTENDED ACCOMMODATION
- FOUR/FIVE BEDROOMS END TERRACE HOUSE
- DOWNSTAIRS SHOWER ROOM
- LOUNGE/DINER
- STUDY/OFFICE
- QUIET LOCATION
- EPC RATING BAND "C"
- NO ONWARD CHAIN!

PRICE RANGE £330,000 TO £340,000

Located in MACKLANDS WAY, RAINHAM. Harrisons Residential are pleased to be marketing this SPACIOUS, EXTENDED 4/5 bedroom end terrace house and the advantage of NO ONWARD CHAIN!

The accommodation comprises entrance hall, lounge/dining room, study/office, kitchen and downstairs shower room, bedrooms and bathroom to the first floor. Externally the property features a tidy well kept rear garden of approx 40' in depth. The property is conveniently located for Rainham town centre, TRAIN STATION and local amenities. To book your viewing call us today!!

The EPC rating BAND "C"

GROUND FLOOR

ENTRANCE HALL

5'6" x 11'5" (1.7 x 3.5)
Composite door leading into the entrance hall with a radiator and stairs leading to the first floor.

STUDY/OFFICE

8'6" x 11'1" (2.6m x 3.4m)
With double glazed window to the front and a radiator, and a door leading to lean to.

LOUNGE/DINER

11'1" x 24'3" (3.4m x 7.4m)
With two radiators, double glazed window to the front, sliding double glazed door leading into the rear garden.

KITCHEN

7'10" x 11'9" (2.4m x 3.6m)
With base and eye level units, space for fridge/freezer, wall mounted boiler, stainless steel sink with drainer, waste disposal, double glazed window to rear. There is space and plumbing for dishwasher, electric cooker, gas hob and stainless steel cooker hood above.

INNER LOBBY

3'3" m x 6'10" (1.0 m x 2.1m)

SHOWER ROOM

5'2" m x 5'10" (1.6 m x 1.8m)
White suite comprising of shower, sink, WC, frosted double glazed window to the rear and radiator.

UTILITY AREA

4'3" x 8'10" (1.3m x 2.7m)
With double glazed sliding door leading to the rear garden and electric points and plumbing for washing machine.

FIRST FLOOR LANDING

With access to the loft space. Loft boarded and attached loft ladder.

BATHROOM

5'10" x 6'2" (1.78m x 1.88m)
White suite with bath and matching panel, sink with storage cupboard below, WC, tiled walls and frosted double glazed window to the rear.

BEDROOM 1

9'2" x 12'9" (2.8m x 3.9m)
With built in wardrobe, double glazed window to the front and radiator.

BEDROOM 2

9'10" x 10'5" (3.0m x 3.2m)
With double glazed window to the rear and radiator, built in airing cupboard.

BEDROOM 3

8'10" x 8'10" (2.7m x 2.7m)
With double glazed window to the rear, radiator and door leading to:

BEDROOM 4

8'2" x 8'6" (2.5m x 2.6m)
With double glazed window to the front and radiator.

BEDROOM 5

7'10" x 8'6" (2.4m x 2.6m)
With double glazed window to the front and radiator.

GARDENS

FRONT - Path leading to the property and laid to lawn either side.

REAR - With patio area, laid to lawn area, garage and Mediterranean themed raised bed. Garden comprises of two separate decked areas.

NB

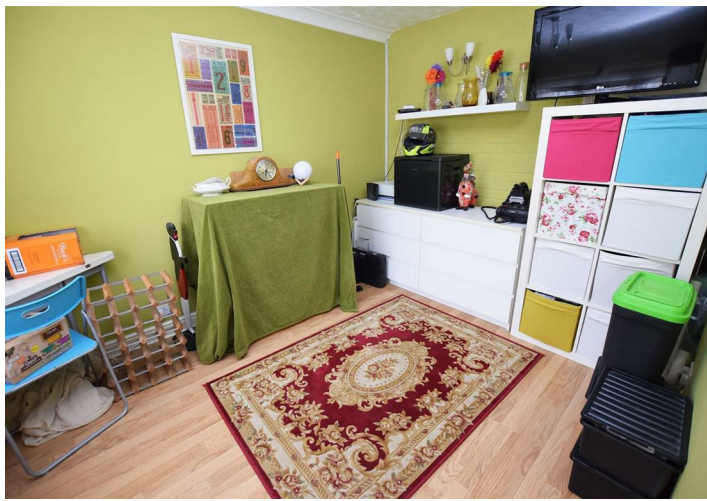
HARRISONS RESIDENTIAL recommend a panel of solicitors for which we may receive a referral fee of £150 plus VAT per transaction.

IMPORTANT NOTICE

Harrisons Residential, 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.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential 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			
(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			82
	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
APPROX. FLOOR
AREA 614 SQ.FT.
(57.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1177 SQ.FT. (109.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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