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www.harrisonsresidential.com



86 Macklands Way

Rainham • Gillingham

Price: Guide Price £300,000



86, Macklands Way, Rainham, ME8 7PF
Guide Price £300,000

- GUIDE PRICE £300,000 - £325,000
- THREE DOUBLE BEDROOMS
- END OF TERRACE
- DRIVEWAY & GARAGE
- LANDSCAPED REAR GARDEN
- FINISHED TO A MODERN STANDARD
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- CLOSE TO SCHOOLS & RAINHAM STATION
- EPC RATING (D) 55

An impressive and beautifully presented 3 double bedroom end of terrace home located just minutes from Rainham Railway station. The property boasts an open-plan lounge/diner, modern fitted kitchen, integral garage and a driveway for 2/3 cars.

Guide Price: £300,000 - £325,000

EPC Rating: D

Porch

4'4" x 4'5" (1.33m x 1.36)

Doors to front and lounge, external wall lights.

Lounge/Diner

11'5" x 24'7" (3.49m x 7.51m)

Double glazed window to front. Double doors leading to rear garden.

Kitchen

8'10" x 8'11" (2.71m x 2.73m)

Double glazed window to rear, modern fitted kitchen with base and eye level units. Base level sink and hob. Boiler.

Master Bedroom

8'11" x 13'1" (2.73m x 4.01m)

Double glazed window to rear.

2nd Bedroom

8'2" x 12'3" (2.50m x 3.74m)

Double glazed window to front, built in wardrobe.

3rd Bedroom

8'2" x 12'1" (2.49m x 3.69m)

Double glazed window to front. Small storage cupboard.

Bathroom

6'4" x 9'0" (1.95m x 2.76m)

Double glazed window to rear, low level bath and wc, base level hand wash basin. Airing cupboard containing water tank.

Garden

Approx 40ft x40ft, landscaped with sandstone patio area and artificial grass. Side access.

Integral Garage

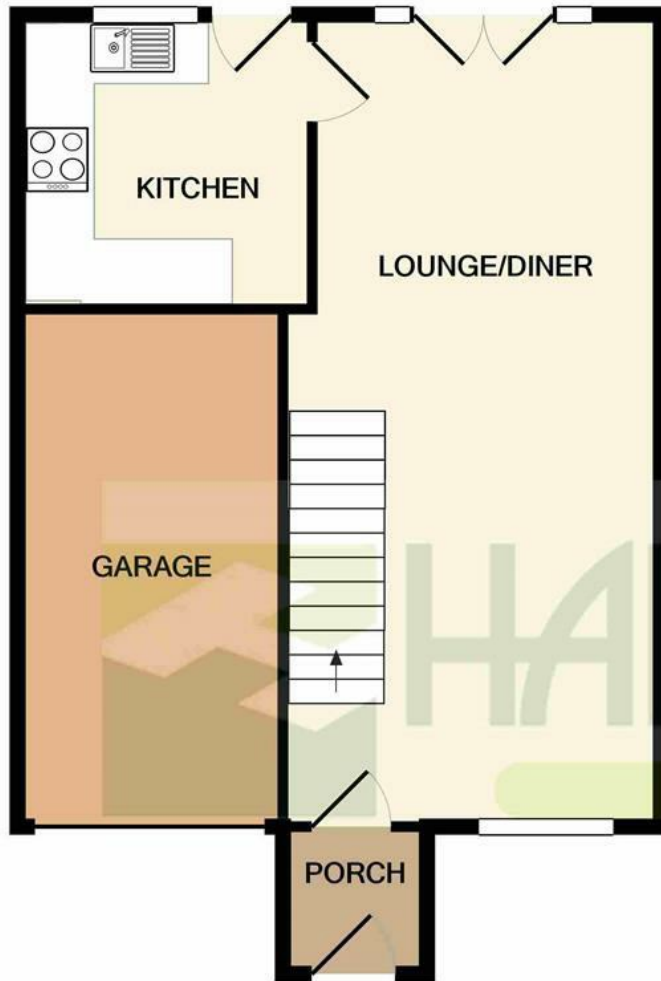
8'1" x 16'0" (2.47m x 4.88m)

Up and over garage door. Access to electrics.



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			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	55	England & Wales
			EU Directive 2002/91/EC

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GROUND FLOOR
APPROX. FLOOR
AREA 499 SQ.FT.
(46.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 974 SQ.FT. (90.5 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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