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**HR** HARRISONS  
REEVE

36 Ploughmans Way

• Rainham

Price: Offers In Excess Of £325,000



36, Ploughmans Way, , ME8 8LH  
Offers In Excess Of £325,000

- OFFERS IN EXCESS OF £325,000
- THREE BEDROOM HOME
- KITCHEN/DINER
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL FOR A FIRST TIME BUYER
- GARAGE
- PARKING FOR TWO CARS
- CALL NOW TO AVOID DISAPPOINTMENT
- EPC RATING TBC
- MEDWAY COUNCIL TAX BAND C

In the heart of Rainham we are pleased to be marketing Ploughmans Way, this beautifully presented terraced house is an ideal opportunity for first-time buyers seeking a welcoming home.

The property boasts THREE well-proportioned bedrooms, providing ample space for family living or guest accommodation.

Upon entering, you will find a comfortable reception room that invites relaxation and social gatherings. The heart of the home is undoubtedly the spacious kitchen/diner, perfect for enjoying family meals or entertaining friends. This area is designed to be both functional and inviting, making it a delightful space for culinary creativity.

One of the standout features of this property is the generous parking arrangement. With a GARAGE and TWO additional parking spaces, you will never have to worry about finding a spot for your vehicles, a rare convenience in today's market.

The location itself is a significant advantage, offering a blend of community spirit and accessibility to local amenities. Whether you are looking to enjoy the nearby parks or take advantage of the local shops and schools, this home is perfectly situated to meet your needs.

EPC rating C  
Medway Council tax band C

## GROUND FLOOR

### PORCH

4'3" x 3'3" (1.3 x 1.0)  
With door leading into the lounge.

### LOUNGE

15'8" x 11'1" (4.8 x 3.4)  
With window to the front and a radiator.

### KITCHEN/DINER

15'8" x 12'1" (4.8 x 3.7)  
With French doors leading into the rear garden and radiator in the dining area. The kitchen was fitted by Howdens approx two years ago, with integrated dishwasher, cooker with extractor fan above, washing machine, fridge/freezer and sink with window above.

### FIRST FLOOR

### LANDING

With airing cupboard housing the Worcester boiler. Loft hatch - the loft is boarded, has a ladder and light.

### BEDROOM 1

11'1" x 8'10" (3.4 x 2.7)  
With window to the front, built in wardrobe, built in cupboard and a radiator.

### BEDROOM 2

8'10" x 8'10" (2.7 x 2.7)  
With window to the rear, built in wardrobe and a radiator.

### BEDROOM 3

8'6" x 6'6" (2.6 x 2.0)  
With window to the front and radiator.

### BATHROOM

6'6" x 5'10" (2.0 x 1.8)  
White suite comprising of bath, sink, low level WC, frosted window and heated towel rail.

### GARDENS

FRONT - Blocked paved driveway.

REAR - Japanese themed garden, with decked area, acer trees, shed and rear access.

### GARAGE

### 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.

### 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.
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

### Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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				
<b>England &amp; Wales</b>			EU Directive 2002/91/EC	

**HARRISONS KEEVE HARRISONS KEEVE OFFICE**  
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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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