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 **HARRISONS
REEVE**

63 Maidstone Road

• Rainham

Price: Offers In Excess Of £375,000



63, Maidstone Road, , ME8 0DR
Offers In Excess Of £375,000

- THREE BEDROOM SEMI DETACHED HOME
- DRIVEWAY & GARAGE TO REAR
- IN NEED OF MODERNISATION
- EAST/WEST FACING REAR GARDEN
- GAS CENTRAL HEATING
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- CLOSE TO SCHOOLS & AMENITIES
- CHAIN FREE
- CTAX BAND: D
- EPC RATING: "D"

Located on Maidstone Road in Rainham, this charming semi-detached house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms and a comfortable reception room, the property offers ample space for family living. The bathroom, while functional, is in need of modernisation, allowing you to personalise the space to your taste.

One of the standout features of this property is its potential for extension to the side, subject to planning permission, which could significantly enhance the living space and value of the home. The driveway and garage provide convenient off-road parking for two vehicles with potential for a third, a valuable asset in this bustling area.

Situated close to local schools and amenities, this home is ideal for families seeking a convenient location. The property is being offered chain free, making the buying process smoother and more straightforward.

The house is well situated enjoying morning sunshine in the kitchen/dining room and views of the evening sunsets from the living room/master bedroom.

This house is a blank canvas, ready for your creative touch. With a little vision and effort, it could be transformed into a stunning residence in a sought-after location. Don't miss the chance to make this property your own.

EPC Rating: Awaited.

Storm Porch
5'9" x 2'1" (1.77m x 0.64m)

Entrance Hall
5'8" x 8'7" (1.75m x 2.64m)

Lounge
11'1" x 14'1" (3.40m x 4.31m)

Dining Area
8'2" x 9'11" (2.51m x 3.03m)

Kitchen
8'10" x 11'9" (2.70m x 3.59m)

Lean To
5'10" x 7'3" (1.79m x 2.21m)

Landing
7'11" x 7'8" (2.42m x 2.35m)

Bedroom 1
9'7" x 14'1" (2.93m x 4.30m)

Bedroom 2
9'2" x 9'11" (2.80m x 3.04m)

Bedroom 3
7'6" x 9'0" (2.29m x 2.76m)

Shower Room
4'11" x 5'4" (1.50m x 1.65m)

W C
2'8" x 5'4" (0.83m x 1.64m)

Rear Garden

Garage
8'3" x 16'6" (2.53m x 5.03m)

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 and the photographs may have been enhanced using photo editing software.

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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

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.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



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		
63		71
England & Wales		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
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.

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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