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REEVE



56 Rainham Road

• Chatham

Price: Offers Over £265,000

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56, Rainham Road, , ME5 7EJ
Offers Over £265,000

- THREE BEDROOM TERRACE HOME
- DOWNSTAIRS WC
- CELLAR
- UPSTAIRS SHOWER ROOM
- LARGE OPEN PLAN LOUNGE DINER
- SNUG / LEAN TO
- GAS CENTRAL HEATING
- MINUTES FROM MEDWAY HOSPITAL
- CTAX BAND: B
- EPC RATING: E

Superb three bedroom terrace home on Rainham Road in Chatham, this delightful property offers a perfect blend of comfort and practicality. Built in 1904, this home oozes with character.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both functional and welcoming, allowing for a seamless flow between spaces. The property features three well-proportioned bedrooms, providing ample accommodation for a growing family or guests.

The bathroom facilities are thoughtfully arranged, with a convenient downstairs WC and an upstairs shower room, ensuring that morning routines run smoothly. Additionally, the property includes a lean-to, which can serve as a versatile space for storage or a small garden area, enhancing the outdoor experience.

For those who appreciate the practicality of additional storage, the cellar offers a valuable solution, providing extra space for an office, gym or storage room.

This residence is not just a house; it is a home filled with potential, ready for you to make it your own. With its prime location in Chatham, you will enjoy easy access to local amenities, schools, hospital and transport links, making it a perfect choice for modern living. Don't miss the opportunity to view this charming property and envision the possibilities it holds for you and your family.

EPC Rating: E

Porch
4'3" x 3'6" (1.31m x 1.07m)

Lounge
12'9" x 10'9" (3.91m x 3.30m)

Dining Room
12'11" x 11'9" (3.96m x 3.60m)

Downstairs WC
4'3" x 3'10" (1.31m x 1.17m)

Kitchen
13'7" x 7'8" (4.16m x 2.35m)

Lean To
8'0" x 8'3" (2.46m x 2.54m)

Landing
4'7" x 18'6" (widest points) (1.41m x 5.66m (widest points))

Bedroom 1
12'11" x 11'2" (3.96m x 3.41m)

Bedroom 2
7'11" x 12'1" (2.42m x 3.70m)

Bedroom 3
7'8" x 11'6" (2.36m x 3.53m)

Shower Room
4'11" x 5'11" (1.50m x 1.82m)

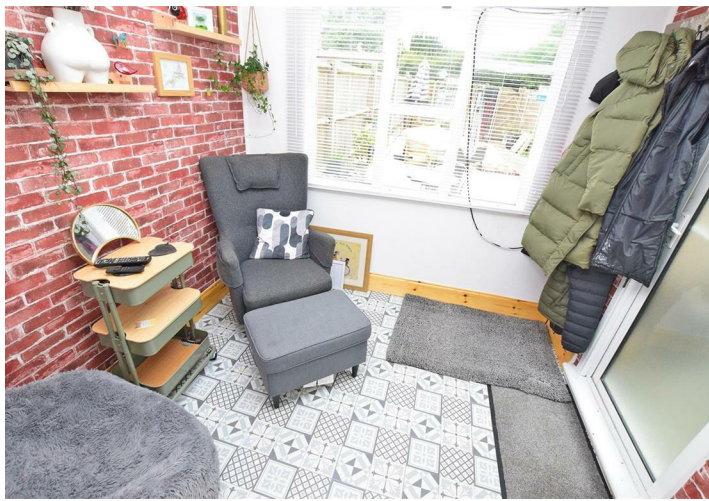
Cellar
12'10" x 10'10" (3.93m x 3.32m)

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

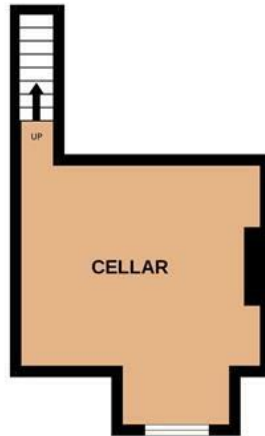
NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		England & Wales	EU Directive 2002/91/EC	

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BASEMENT
173 sq.ft. (16.0 sq.m.) approx.



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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