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56 Tanker Hill

• Rainham

Price: Offers In Excess Of £350,000



56, Tanker Hill, , ME8 9EU
Offers In Excess Of £350,000

- IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE IN SOUGHT AFTER RAINHAM LOCATION.
- OIEO £350,000
- GARAGE (WITH ELECTRIC ROLLER DOOR) AND BLOCK PAVED DRIVEWAY FOR UP TO 3 CARS
- APPROX. 744 SQ FT OF LIVING ACCOMMODATION
- LANDSCAPED, BEAUTIFUL REAR GARDEN OF APPROX. 25' IN DEPTH
- LOVELY FITTED KITCHEN/DINER & BATHROOM
- EPC RATING "C" MEDWAY COUNCIL TAX BAND "C"
- LOUNGE WITH SEPARATE KITCHEN/BREAKFAST ROOM
- A MUST VIEW!!

OIEO £350,000

Nestled in the charming area of Tanker Hill, Rainham, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With three spacious bedrooms, there is ample room for relaxation and personal space, making it an ideal setting for family living. The single bathroom is conveniently located, ensuring ease of access for all residents.

The semi-detached nature of the house offers a sense of privacy while still being part of a friendly community. The surrounding area is known for its pleasant atmosphere and accessibility to local amenities, schools, and parks, making it a desirable location for those seeking a balanced lifestyle.

This property is a wonderful canvas for anyone looking to create their dream home in a welcoming neighbourhood. With its practical layout and potential for personalisation, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely home in Rainham.

Entrance

Lounge

15'7" x 11'8" plus bay window. (4.75m x 3.58m plus bay window.)
Double glazed bay window to front, radiator.

Kitchen/Breakfast Room

25'9" x 11'3" (7.87m x 3.45m)
Double glazed sliding patio doors leading to rear garden. Modern fitted kitchen comprising base and eye level units with work surfaces over. Integrated dishwasher. Built in electric oven with ceramic hob and extractor fan over. Space for fridge/freezer.

Landing

Access to loft space. Built in storage cupboard.

Bedroom 1

11'9" x 8'10" (3.60m x 2.70m)
Double glazed window to front, radiator, built in double wardrobe.

Bedroom 2

8'7" x 8'3" (2.64m x 2.53m)
Double glazed window to rear, radiator, built in wardrobe.

Bedroom 3

8'10" x 6'9" (2.71m x 2.06m)
Double glazed window to front, radiator.

Bathroom

Frosted double glazed window to rear. White 3 piece suite featuring panelled bath with wall mounted mains fed shower over, low level WC and pedestal wash hand basin. Chrome heated towel rail.

Exterior

Rear Garden

Landscaped, featuring lawn and paved patio areas with raised flower beds. Door to garage. Fenced to boundaries. Approx. 25' in depth.

Garage

16'6" x 7'8" (5.05m x 2.34m)
Electric up and over roller door. Power and light.

Frontage

Block paved driveway providing off road parking for 3 cars.

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

NB

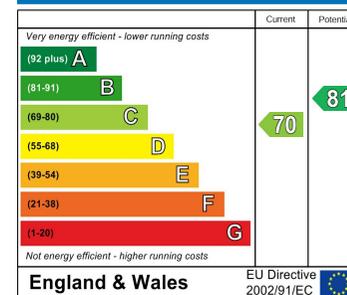
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

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.

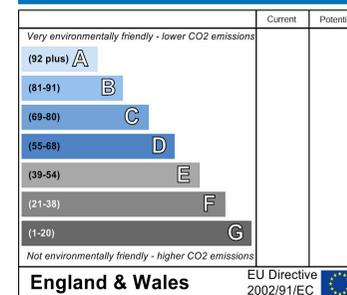


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

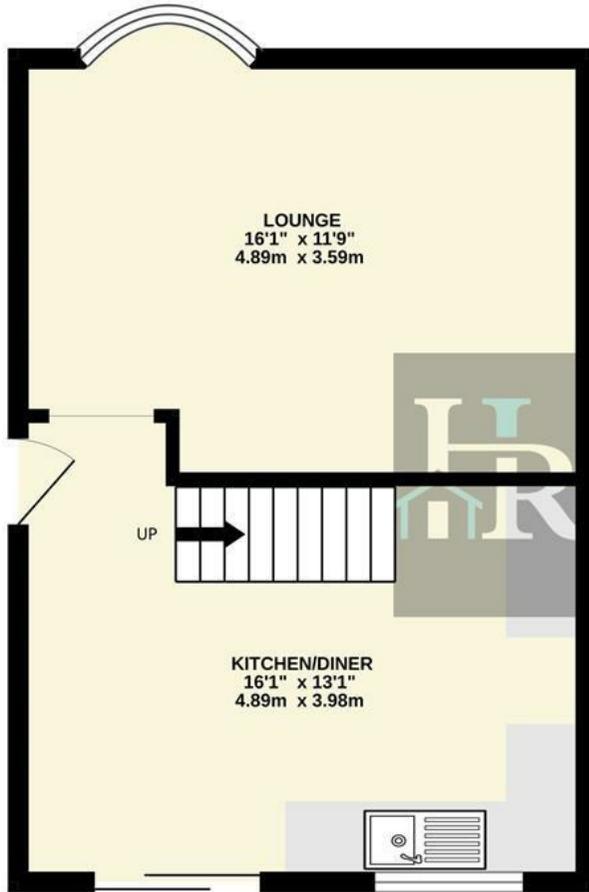
Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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