01634 379 799

HARRISONS REEVE

233 London Road

• Rainham

Price: £140,000

www.harrisonsreeve.com

233, London Road, , ME8 7HH
£140,000

- PRICE - £140,000
- RETIREMENT PROPERTY
- TWO BEDROOMS
- LOUNGE/DINER
- OWNERSHIP - 70% SHARE
- OVER 60'S ONLY
- NO ONWARD CHAIN
- COMMUNAL CAR PARK AND GARDENS
- EPC RATING C
- MEDWAY COUNCIL TAX C

Nestled on London Road in Rainham, this charming TWO BEDROOM, terrace BUNGALOW offers a delightful opportunity for those seeking a comfortable retirement living space.
This property is spacious so provides ample room for relaxation and enjoyment.

The property benefits form a lounge/diner and the two bedrooms are thoughtfully designed to ensure a peaceful night's sleep, while the bathroom is conveniently located to serve both bedrooms and guests alike.

One of the standout features of this bungalow is its prime location. Situated close to local amenities, residents will find essential services and conveniences just a stone's throw away. Additionally, bus stops are conveniently located opposite the property, making it easy to explore the surrounding areas or access further transport links.

Offered at an attractive price of £140,000, this bungalow presents an excellent opportunity for those looking to downsize or invest in a property that caters to a relaxed lifestyle. With its blend of comfort, convenience, and community, this bungalow terrace is a must-see for anyone considering a move to Rainham.

EPC - C
Medway Council tax band C

**GROUND FLOOR**

**ENTRANCE HALL**
14'1" x 3'7" (4.3 x 1.1)
With cupboard housing the consumer unit, double doored storage cupboard and a radiator.

**BEDROOM 2**
7'10" x 6'10" (2.4 x 2.1)
With window to the front and a radiator.

**BATHROOM**
7'10" x 5'10" (2.4 x 1.8)
With bath, sink and WC.

**BEDROOM 1**
11'9" x 11'1" (3.6 x 3.4)
With window and radiator.

**LOUNGE/DINER**
17'8" x 11'5" (5.4 x 3.5)
With sliding door to the rear and a radiator.

**KITCHEN**
9'6" x 7'2" (2.9 x 2.2)
With and eye level units, window, sink and wall mounted boiler.

**CAR PARK**
Communal car park.

**GARDENS**
Communal gardens.

**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.

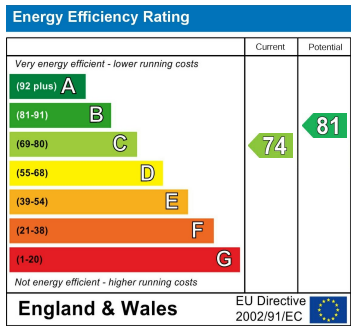
**NB**
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

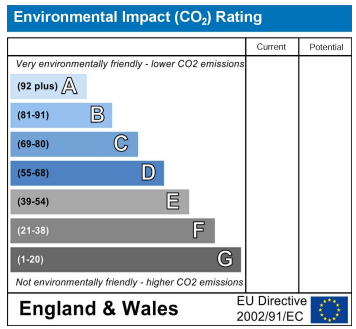
**Important Notice**
Harrisons Reeve, their clients and any joint agents give notice that:

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.

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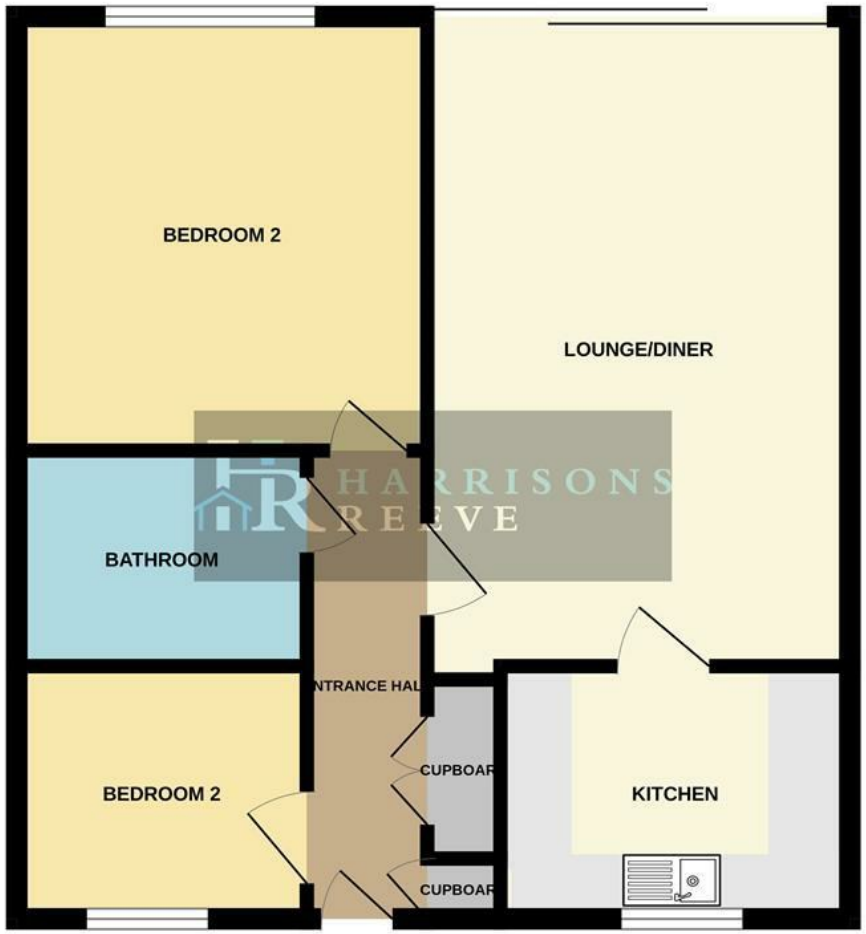
GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.




TOTAL FLOOR AREA : 556 sq.ft. (51.6 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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