



116 Taverners Road

• Rainham

Price: £350,000



116, Taverners Road, ME8 9AQ

£350,000

- 3 BEDROOM SEMI DETACHED HOUSE IN POPULAR RESIDENTIAL LOCATION
- SOLD WITH THE BENEFIT OF NO ONWARD CHAIN!!
- GARAGE WITH ELECTRIC ROLLER DOOR AND DRIVEWAY FOR 1 CAR
- APPROX. 60' GARDEN TO REAR
- UTILITY AREA TO REAR OF GARAGE & WC
- EPC RATING AWAITED; MEDWAY COUNCIL TAX BAND "D"
- FURTHER SCOPE AVAILABLE, SUBJECT TO NECESSARY CONSENTS OBTAINED
- CONSERVATORY
- SOME MODERNISATION WORKS REQUIRED

Nestled on the charming Taverners Road in Rainham, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,071 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three inviting bedrooms, providing ample space for families or those seeking a home office.

The property features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Outside, you will find parking available for two vehicles, a valuable asset in this desirable area.

With its appealing design and functional spaces, this home is perfect for those looking to settle in a friendly neighbourhood while enjoying easy access to local amenities and transport links. This property is a wonderful opportunity for anyone seeking a comfortable and stylish living environment in Rainham.

#### Porch

Sliding patio style door. UPVc entrance door.

#### Entrance Hall

Stair case to first floor. Radiator. Under stairs storage cupboard.

#### Lounge/Diner

26'8" into bay x 12'0" red to 9'4" (8.13m into bay x 3.66m red to 2.87m)  
Double glazed bay window to front, 3 radiators, double glazed sliding door to :

#### Conservatory

9'9" x 7'9" (2.98m x 2.38m)

Double glazed door to garden, double glazed windows to rear and sides.

#### Kitchen

10'7" x 8'7" (3.24m x 2.62m)

Double glazed window to rear. Fitted base and eye level units with work surfaces over. Built in larder. Wall mounted "Worcester" boiler. Radiator. Door to :

#### Utility Area

Hardwood door to rear garden. Door to garage. Space and plumbing for washing machine.

#### WC

Window to rear, low level WC.

#### Landing

Access to insulated and part boarded loft with light. 2 built in storage cupboards.

#### Bedroom 1

15'3" inc bay x 8'6" to front of wardrobes (4.67m inc bay x 2.60m to front of wardrobes)

Double glazed bay window to front, built in wardrobes, radiator.

#### Bedroom 2

10'9" x 10'6" (3.29m x 3.21m)

Double glazed window to rear, radiator.

#### Bedroom 3

7'6" x 7'4" (2.31m x 2.26m)

Double glazed window to front, radiator.

#### Bathroom

Coloured bathroom suite comprising panelled bath, pedestal wash hand basin and low level WC. 2 frosted double glazed windows to rear.

#### Exterior

#### Rear Garden

Approx. 60 in depth mainly laid to lawn. Fenced to boundaries.

#### Frontage

Driveway providing off road parking for 1 car

#### Garage

17'3" x 7'8" (5.26m x 2.36m)

Electric roller door. Power and light.

#### 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.

#### 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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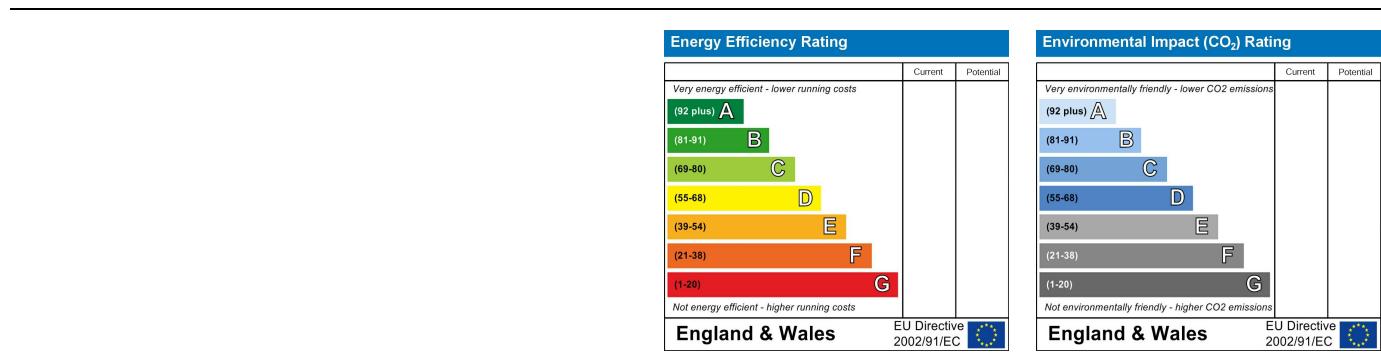
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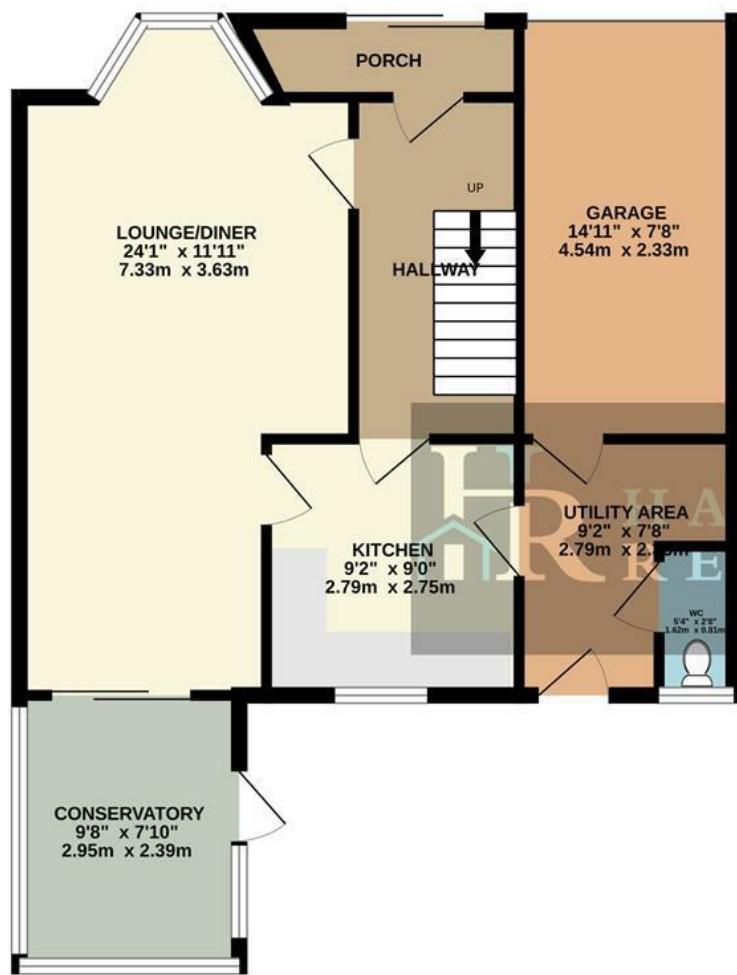
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GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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