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149 Maidstone Road

• Rainham

Price: £350,000



149, Maidstone Road, , ME8 0DU
£350,000

- OFFERS IN EXCESS OF £350,000
- THREE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- UTILITY ROOM
- POPULAR RESIDENTIAL AREA
- UPSTAIRS BATHROOM
- OPEN PLAN LOUNGE/DINER
- DRIVEWAY
- MEDWAY COUNCIL TAX BAND D
- EPC RATING - D

We are pleased to be marketing this SEMI-DETACHED HOUSE in Maidstone Road.

The property is priced at offers in excess of £350,000 to £375,000. The property comprises of porch, entrance hall, lounge, dining room, kitchen, utility room, shower room and the first floor has THREE bedrooms and a bathroom.

The property also benefits from a driveway to the front for TWO cars.

EPC Rating - D
Medway council tax band - D.

GROUND FLOOR

PORCH

5'6" x 1'11" (1.7 x 0.6)
With French doors leading into the porch.

ENTRANCE HALL

8'6" x 5'10" (2.6 x 1.8)
With stairs leading to the first floor, radiator, under stairs storage cupboard, door to the kitchen and door to lounge.

LOUNGE

15'1" x 8'6" (4.6 x 2.6)
With double glazed window to the front and radiator.

DINING ROOM

9'10" x 8'6" (3.0 x 2.6)
With sliding doors to the rear garden.

UTILITY ROOM

6'10" x 4'7" (2.1 x 1.4)
With base and eye level units - space for washing machine, tumble dryer, radiator and door leading to the rear garden.

SHOWER ROOM

7'6" x 4'7" (2.3 x 1.4)
With double glazed window to the side, shower cubicle with wall mounted shower unit. There is white sink with vanity, white low level WC and heated towel rail.

LANDING

7'10" x 3'11" (2.4 x 1.2)
With double glazed window to the side.

LOFT

The owner has said there is a light and the loft is boarded.

BEDROOM 1

11'1" x 10'5" (3.4 x 3.2)
With radiator, double glazed window and fitted wardrobe.

BEDROOM 2

13'9" x 8'10" (4.2 x 2.7)
With double glazed window and radiator.

BEDROOM 3

7'10" x 7'2" (2.4 x 2.2)
With double glazed window and radiator.

BATHROOM

6'2" x 5'6" (1.9 x 1.7)
Suite comprising of bath, low level WC, sink and frosted double glazed window,

GARDENS

FRONT - With driveway for two cars.

REAR - The garden is approx 130 x 30ft. There is a garage (no vehicular access). The is a patio area, a shed, a pond and laid to lawn area.

NB

HARRISONS RESIDENTIAL recommend a panel of solicitors for which we may receive a referral fee of £150 plus VAT per transaction.

IMPORTANT NOTICE

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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 Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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