

01634 379 799

www.harrisonsreeve.com

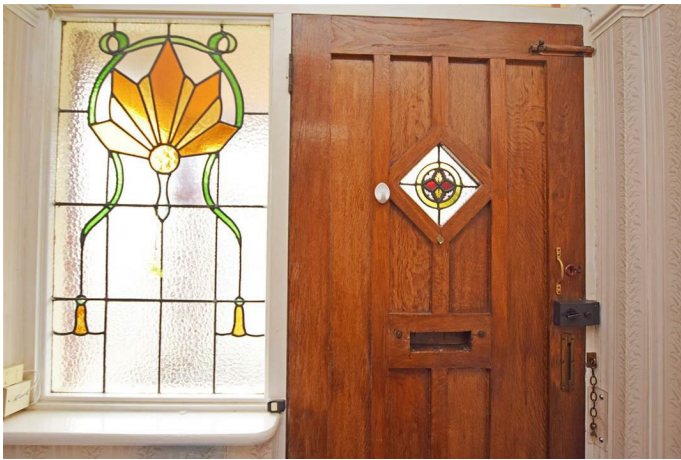


**HARRISONS
REEVE**
FOR SALE
01634 379 799

70 Marshall Road

• Gillingham

Price: Price Range £475,000



70, Marshall Road, , ME8 0AW
Price Range £475,000

- PRICE BRACKET £475,000 TO £500,000
- HIGHLY SOUGHT AFTER RAINHAM LOCATION
- NO CHAIN
- SEMI-DETACHED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE
- DRIVEWAY
- MEDWAY COUNCIL TAX BAND E
- EPC RATING E

Harrison's Reeve are pleased to be selling this SEMI-DETACHED house is in the sought after MARSHALL ROAD, Rainham.

The property has the benefit of NO CHAIN and is at a price range of £475,000 to £500,000.

The property comprises of ground floor with porch, entrance hall, dining room, lounge/diner, kitchen and the first floor has FOUR bedrooms and a bathroom.

Please contact the office to find out more or to book a viewing – we are open 7 days a week.

EPC RATING E
Medway council tax band D

GROUND FLOOR

PORCH

6'2" x 3'7" (1.9 x 1.1)
With sliding door leading to the porch, with two windows above entrance and a window to each side. There is a stained glass window to the entrance hall. Wooden entrance door with a stained glass panel.

ENTRANCE HALL

15'5" x 7'6" (4.7 x 2.3)
With radiator, storage cupboard housing the alarm, two under stairs storage cupboards one housing the utility meters. Stairs leading to the first floor.

DINING ROOM

15'1" x 12'9" widest including bay window (4.6 x 3.9 widest including bay window)
With bay window to the front, radiator and electric heater.

LOUNGE DINER

22'3" x 11'1" (6.8 x 3.4)
With window to the rear, French doors to the side, electric heater and back boiler.

KITCHEN

13'9" x 10'9" (4.2 x 3.3)
With base and eye level units, inset sink, window to the rear and side, radiator. Space and plumbing for washing machine and undercounter fridge and freezer. Larder cupboard.

FIRST FLOOR

LANDING

8'10" x 7'10" (2.7 x 2.4)

BEDROOM 1

17'8" x 10'9" (5.4 x 3.3)
With two hole windows, window to the front and rear,

BEDROOM 2

16'0" x 11'9" widest point including bay window (4.9 x 3.6 widest point including bay window)
With bay window to the front.

BEDROOM 3

12'1" x 11'5" (3.7 x 3.5)
With window to the rear, cupboard housing the hot water tank

BEDROOM 4

10'5" x 8'2" (3.2 x 2.5)
With bay window to the front.

BATHROOM

7'6" x 6'10" (2.3 x 2.1)
Suite comprising of bath with matching panel to the front, wall mounted sink. There is a window to the rear.

WC

4'3" x 2'3" (1.3 x 0.7)
Door leading to the WC with window to the side.

GARAGE

Single door to front/rear and window to the rear.

GARDENS

FRONT - Gate with path leading to the porch, laid to lawn area, driveway with access to the garage.

REAR - With outside WC and storage cupboard, There is a shed to the rear of the garden. The garden has a patio area and the rest is laid to lawn, with mature small trees and the garden is approx 180ft long by 30ft wide.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	77

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	

Harrisons Reeve Harrisons Reeve Office
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GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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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