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www.harrisonsreeve.com



632 Mierscourt Road

• Rainham

Price: £1,500 Per Calendar Month



632, Mierscourt Road, , ME8 8RG
£1,500 Per Calendar Month

- RENT £1500 PCM DEPOSIT £1730
- GAS CENTRAL HEATING, DOUBLE GLAZING
- GARAGE, ENERGY RATING 'D'
- 3 BEDROOMS, ATTRACTIVE MODERN KITCHEN
- WELL PRESENTED THROUGHOUT
- MODERN WHITE BATHROOM SUITE
- HOLDING DEPOSIT EQUIVALENT TO ONE WEEK'S RENT £346.00
- AVAILABLE WITH IMMEDIATE EFFECT
- COUNCIL TAX BAND "C"

Nestled on Mierscourt Road in the charming area of Rainham, Gillingham, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room offers a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area.

While the images currently displayed are from a library stock, they serve to illustrate the potential of this lovely home. Once access is granted, we will be able to provide you with a true representation of the property.

This residence is ideally situated, offering easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a vibrant community. With its appealing features and prime location, this terraced house on Mierscourt Road is not to be missed. We invite you to consider this property as your next home.

Entrance Hall
Double glazed door to front, laminate flooring.



Kitchen
10'6" x 10'0" (3.21 x 3.06)
3.21 x 3.06 (10'6" x 10'0") Double glazed window to front, range of base and eye level units, inset single drainer sink unit, inset gas hob, stainless steel canopy over, built in electric double oven, space and plumbing for washing machine and dishwasher, tiling to splash backs, tiled floor, one cupboard houses gas fired boiler supplying domestic hot water and central heating.

Lounge/Diner
17'0" x 12'10" (5.20 x 3.93)
5.20 x 3.93 (17'0" x 12'10") Double glazed window to rear, double glazed French doors to rear garden, gas coal effect fire, laminate flooring, 2 radiators.

First Floor

Bedroom 1
10'10" x 10'1" (3.31 x 3.08)
3.31 x 3.08 (10'10" x 10'1") Double glazed window to front, radiator.

Bedroom 2
11'9" x 8'5" (3.60 x 2.57)
3.60 x 2.57 (11'9" x 8'5") Double glazed window to rear, radiator.

Bedroom 3
7'10" x 8'5" (2.39 x 2.57)
2.39 x 2.57 (7'10" x 8'5") Double glazed window to rear, radiator.

Bathroom
5'10" x 5'6" (1.79 x 1.68)
1.79 x 1.68 (5'10" x 5'6") Double glazed window to rear, newly fitted white suite comprising panelled bath, mixer/shower taps, rainbow shower, pedestal wash hand basin, low level WC, partial tiling to walls, heated towel rail, tiled floor.

Rear Garden
Approximately 25' in depth, mainly laid to artificial grass, gravelled area.

Front Garden
Mainly laid to lawn, flower borders.

Garage
In nearby block, metal up and over door.

Permitted Tenant Fees
All tenants are required to pay rent, but detailed below are other permitted payments before, during or after the tenancy agreement.

Holding Deposit : Equal to one week's rent of the agreed monthly rental value (calculated by monthly rent x 12 / 52). This will normally be taken off the first month's rent payment prior to moving into the property

Security Deposit : Capped at 5 week's rent where the annual rent is less than £50,000 or 6 weeks where the total annual rent is £50,000 or above.

Tenancy Variation : A maximum fee of £50 inc VAT may be applicable if the tenant(s) request, and the landlord approves a variation to the tenancy agreement.

Key Replacement : The cost of any replacement key, key fob or security device that has been lost or broken.

Early Termination : Upon receipt of a written request from the tenant(s) and acceptance of the landlord, to terminate the tenancy prior to the fixed term, a fee equivalent to the landlord's costs to re-let the property will be due.

Default Fees : Only applicable if written into the tenancy agreement and covers late payment of rent, limited to 3% over the Bank of England base rate for each day the rent is outstanding and applies to rent that is more than 14 days overdue.

Utilities : To include gas, water, sewerage, electricity or any other fuel unless otherwise included within the rent

Council Tax : Payable to the billing authority unless classed as exempt.

Communications : Telephone & Broadband Charges unless otherwise included within the rent

Cable/Satellite : Both the installation (upon approval from the landlord where required) and subscription to the relevant suppliers unless otherwise included in the rent

Television License : Payable to the billing authority.

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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.

Important Notice
Harrison's 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 Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

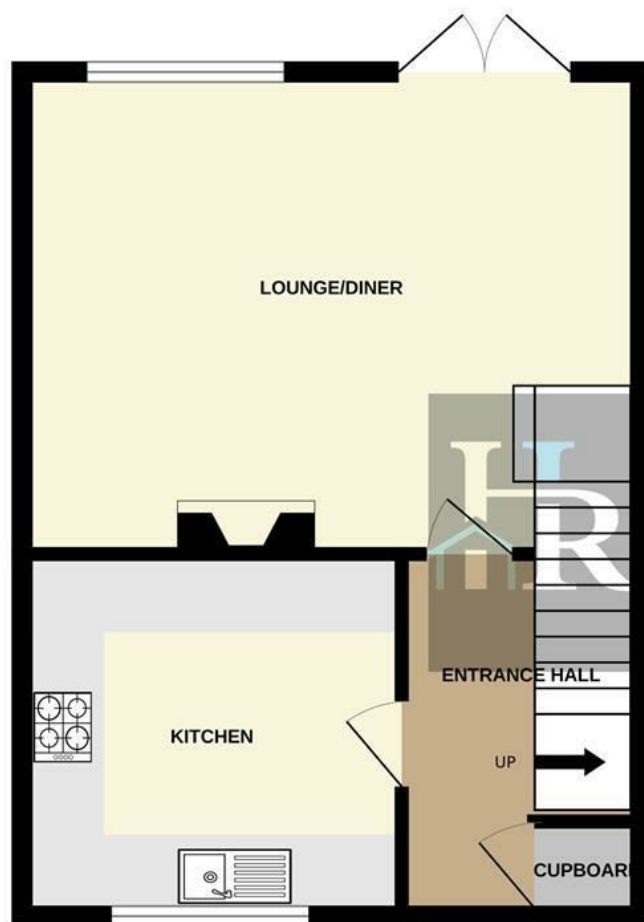


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	79
England & Wales		
EU Directive 2002/91/EC		

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		
	53	75
England & Wales		
EU Directive 2002/91/EC		

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GROUND FLOOR



1ST FLOOR



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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