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www.harrisonsreeve.com



28 Marshall Road

• Rainham

Price: Offers In Excess Of £375,000





28, Marshall Road, , ME8 0AP  
Offers In Excess Of £375,000

- OFFERS IN EXCESS OF £375,000
- NO ONWARD CHAIN!
- BUNGALOW
- SOUGHT AFTER RAINHAM LOCATION
- TWO BEDROOMS
- SHOWER ROOM
- REAR GARDEN - POTENTIAL TO EXTEND THE PROPERTY (STPP)
- DRIVEWAY
- MEDWAY COUNCIL TAX BAND D
- EPC RATING TBC

Welcome to Marshall Road, Rainham - a charming SEMI-DETACHED BUNGALOW nestled desirable road.

This delightful property boasts a spacious reception room, perfect for entertaining guests or relaxing with your loved ones. With TWO BEDROOMS, a shower room.

One of the standout features of this property is the ample parking space available for two vehicles, ensuring you never have to worry about finding a spot for your car. The driveway adds to the convenience, making coming and going a breeze.

Step outside into the large rear garden, a tranquil oasis where you can unwind and soak up the sunshine. The potential to extend the property, subject to planning permission, opens up a world of possibilities for you to create your dream home.

With NO ONWARD CHAIN, this property is ready and waiting for you to make it your own. Don't miss out on the opportunity to own a piece of this desirable neighbourhood. Contact us today to arrange a viewing and start envisioning the life you could lead in this lovely home on Marshall Road.

### ENTRANCE HALL

28'6" x 13'9" (8.7 x 4.2)

Door leading into the entrance hall, two radiators and loft hatch.

### BEDROOM 1

13'9" x 12'9" (4.2 x 3.9)

With radiator and window.

### BEDROOM 2

9'10" x 7'10" (3.0 x 2.4)

With radiator and window.

### SHOWER ROOM

10'5" x 5'6" (3.2 x 1.7)

With walk in shower cubicle, low level WC, airing cupboard, heated towel rail, frosted double glazed window and sink.

### KITCHEN

10'9" x 7'10" (3.3 x 2.4)

With base and eye level units, stainless steel sink, space for washing machine, space for gas cooker.

### LOUNGE/DINER

21'7" x 14'1" (6.6 x 4.3)

With two radiators, two double glazed windows and a sliding door leading to the rear garden.

### GARDENS

FRONT - With driveway for two vehicles and gate for side access.

REAR - With patio area, mature trees/shrubs and pond - size approx 160ft long by 40ft wide.

### 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.

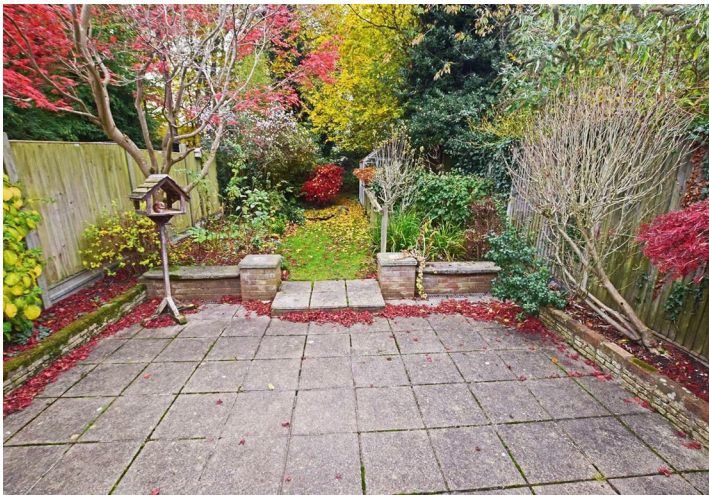
### IMPORTANT INFORMATION


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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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 is given as to their operability or efficiency can be given.  
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