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**HR** HARRISONS  
REEVE



14 Mierscourt Close  
Rainham • Gillingham

Price: £375,000



14, Mierscourt Close, Rainham, ME8 8JD  
£375,000

- TWO BEDROOM SEMI DETACHED BUNGALOW
- DRIVEWAY
- SEPERATE WC
- LARGE CONSERVATORY
- GENEROUS SIZE REAR GARDEN
- MINUTES FROM RAINHAM HIGH STREET
- TREMENDOUS POTENTIAL
- CHAIN FREE
- CTAX BAND: D
- EPC RATING: BAND "D"

Nestled in the charming Mierscourt Close, this delightful semi-detached bungalow in Rainham, presents an excellent opportunity for those seeking a comfortable and convenient home. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and providing a lovely spot to enjoy the garden views throughout the seasons.

The property features a separate WC, which adds to the convenience of daily living. The large rear garden is a standout feature, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air. It is a perfect canvas for those with a green thumb or for families looking to create a safe play area for children.

Situated close to Rainham High Street, residents will benefit from easy access to a variety of local shops, cafes, and amenities, making daily errands a breeze. The property is also chain-free, allowing for a smoother and quicker transaction process.

This semi-detached house is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Do not miss the chance to make this property your own.

EPC Rating: Awaited

**Porch**

3'9" x 1'9" (1.15m x 0.55m)

**Entrance Hall**

3'8" x 11'5" (approx) (1.14m x 3.5m (approx))

**Lounge**

13'10" x 13'5" (widest points) (4.24m x 4.11m (widest points))

**Kitchen**

10'1" x 8'1" (3.09m x 2.48m)

**Conservatory**

24'11" x 9'8" (7.62m x 2.95m)

**WC**

3'4" x 6'2" (1.02m x 1.89m)

**Lobby**

5'2" x 6'5" (1.59m x 1.97m)

**Bathroom**

5'3" x 4'8" (1.62m x 1.43m)

**Seperate WC**

5'3" x 2'4" (1.62m x 0.73m)

**Bedroom 1**

9'10" x 11'6" (3.00m x 3.53m)

**Bedroom 2**

10'0" x 10'4" (3.06m x 3.15m)

**Garden**

**Driveway**

**AML Charges**

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

**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.

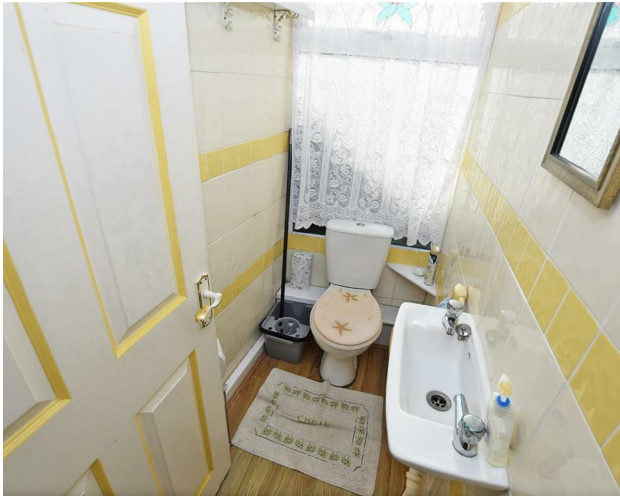
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

**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.

**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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (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 energy efficient - higher running costs |         |           |
|                                             | 63      | 77        |
| 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  
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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