

01634 379 799

www.harrisonsreeve.com



13 Marshall Road

• Rainham

Price: £800,000



13, Marshall Road, , ME8 0AR
£800,000

- £800,000
- 0.36 ACRES
- HUGE POTENTIAL
- NO ONWARD CHAIN
- THREE RECEPTION ROOMS
- CONSERVATORY
- DOUBLE AND SINGLE GARAGE
- SOUGHT AFTER MARSHALL ROAD
- MEDWAY COUNCIL TAX G
- EPC RATING TBC

WOW! It is not that often that a property like this comes onto the market and in a very sought after location!!

Harrisons Reeve are pleased to be marketing this property which is on approx. 0.36 acres.

On the ground floor the property comprises of; porch, entrance hall, kitchen/breakfast room, THREE reception rooms, two WC's, double garage and single garage.

The first floor comprises of four bedrooms and a bathroom.

Call the office to book a viewing - we are open 7 days a week.
Medway council tax band G.
EPC rating TBC.



Porch

French doors leading into the porch.

Entrance Hall

With radiator and stairs leading to the first floor.

Lounge

16'0" x 16'0" (4.9 x 4.9)

With fireplace, two radiators, double glazed window to the front and side.

Dining Room

21'7" x 13'9" (6.6 x 4.2)

With fireplace, radiator, French doors leading to the conservatory and a double glazed window to the front.

Kitchen

18'0" x 12'1" (5.5 x 3.7)

With base and eye level units, wall mounted boiler, space for w/m and t/d and French doors leading to the rear garden. There is a integrated dishwasher, double sink, double glazed window above and there is space for a cooker.

WC

With low level WC, sink and window to the rear.

Conservatory

13'9" x 9'6" (4.2 x 2.9)

With double glazed windows, French doors to the side and a radiator.

Lobby

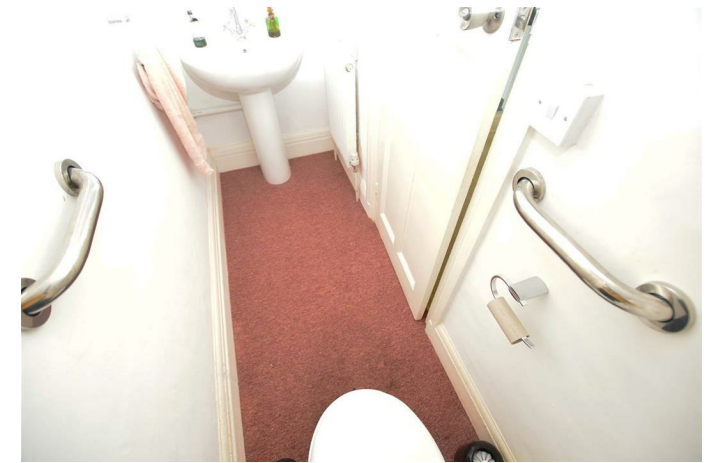
Electric meters.

Landing

Bedroom 1

16'0" x 16'0" (4.9 x 4.9)

With fireplace, radiator, built in wardrobe and double glazed window to the side and front.



Bedroom 2

20'0" x 13'9" (6.1 x 4.2)

With two radiators, fireplace and two double glazed windows.

Bedroom 3

12'1" x 10'2" (3.7 x 3.1)

With built in wardrobe, double glazed window to the rear and radiator.

Study

11'5" x 8'2" (3.5 x 2.5)

With double glazed window, two storage cupboards and a radiator.

Family Bathroom

7'10" x 7'2" (2.4 x 2.2)

White suite comprising of bath, sink, WC, double glazed window to the side and a radiator.

Exterior

Double Garage

17'0" x 16'4" (5.2 x 5.0)

With metal up and over door.

Driveway

Rear Garden

The property sits on approx 0.36 acres. There are trees and shrubs to the edge and the rest is laid to lawn.

Approx 175' x 80' and approx 120' depth.

Annex

Reception

16'0" x 11'5" (4.9 x 3.5)

With French doors leading to the rear garden, storage cupboard and radiator.

Garage

15'5" x 9'10" (4.7 x 3.0)

With double doors and window to the side.

WC

With WC, sink and window.

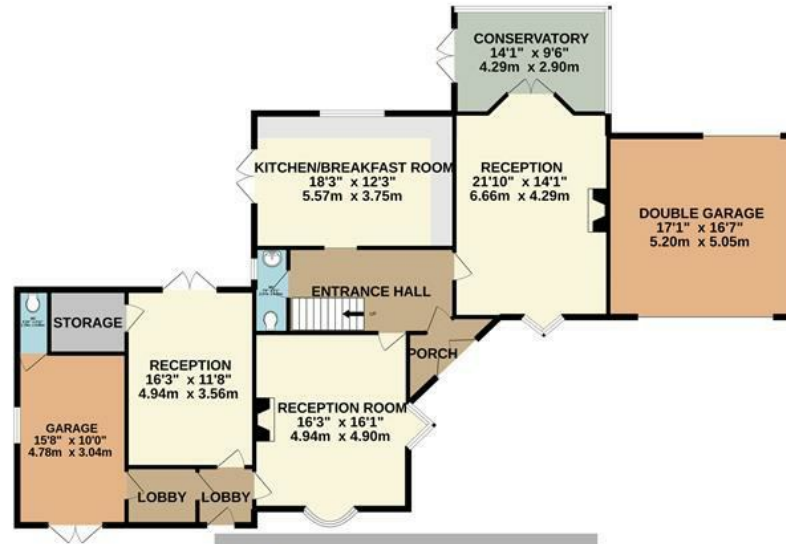


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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 Residential Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
1764 sq.ft. (163.8 sq.m.) approx.



1ST FLOOR
886 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA: 2650 sq.ft. (246.2 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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