

## 1 Bennetts Cottages Station Road, Rainham, ME8 7UH

Guide Price £240,000 - £260,000

Looking for a quieter location with the feel of a village where you can enjoy the picturesque views of Lower Rainham then look no further. This property in station Road, has that rural feel, is still close to the town centre yet you are only a stones throw away from Motney Hill Nature Reserve. We are offering to the sales market this 2 double bedroom cottage style terrace house that would make a great first home. Accommodation comprises of lounge with working log burner, modern refitted kitchen with integral oven and hob and a downstairs bathroom. To the first floor are the 2 double bedrooms. Benefits include a cellar, a rear garden, gas central heating and double glazed windows. The property is within walking distance to the main town and Rainham train station.

Rainham is a town in the unitary authority of Medway, in Kent, South East England. The town forms a conurbation with neighbouring towns Chatham, Rochester, Strood and Gillingham.

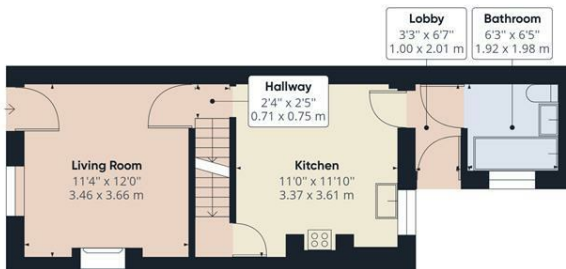
Council Tax B. Awaiting EPC.

- GUIDE PRICE £240,000 - £260,000
- BEAUTIFUL COTTAGE
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- GOOD SIZE REAR GARDEN
- LOG BURNER TO LOUNGE
- CLOSE TO MOTNEY HILL NATURE RESERVE
- EASY ACCESS TO MOTORWAY LINKS
- SHORT WALK TO STATION AND TOWN CENTRE

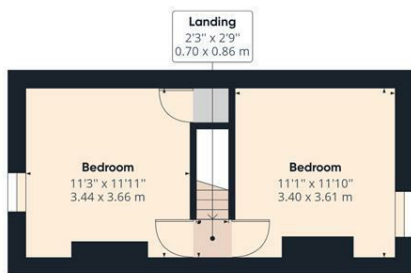
**£240,000**



Floor -1



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
782.33 ft<sup>2</sup>  
72.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	