



Minster Road, Rainham, Gillingham

3 Bedrooms, Large Garden, Driveway for 2

Guide Price £300,000



- Popular Location
- 3 good size bedrooms
- Large Rear Garden
- Driveway for 2 vehicles
- Large living Room full of natural light
- Kitchen leading to garden, plenty of space for a dining table
- Available side access
- Patio doors to garden
- Location, close to schools, parks and shops
- Call now to view

Kitchen/Breakfast Room
14'2" x 9'8"

Lounge/Diner
16'6" x 10'9"

Study
8'6" x 6'11"

Bedroom 1
14'2" x 10'9"

Bedroom 2
10'9" x 10'9"

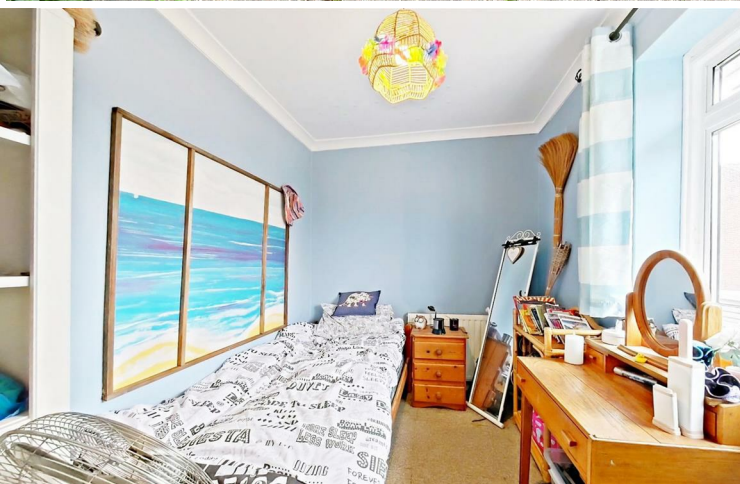
Bedroom 3
10'9" x 7'8"

Bathroom
5'10" x 5'9"

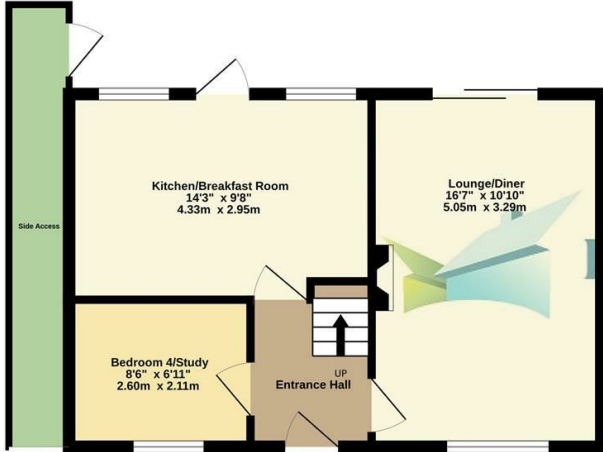
First floor WC
5'8" x 2'7"

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			
		69	83
England & Wales	EU Directive 2002/91/EC		

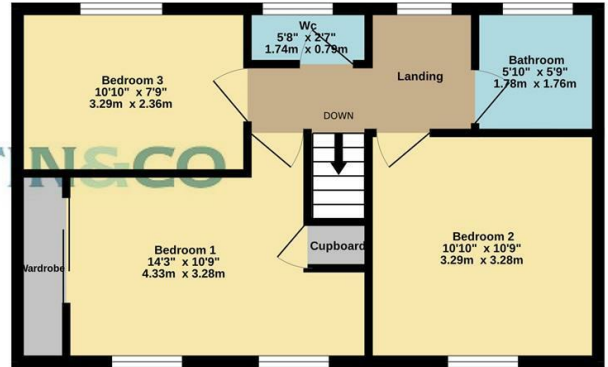
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		65	86
England & Wales	EU Directive 2002/91/EC		



Ground Floor
412 sq.ft. (38.3 sq.m.) approx.



1st Floor
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

