



## 601 Mierscourt Road

Rainham, ME8 8RD

Guide price £290,000

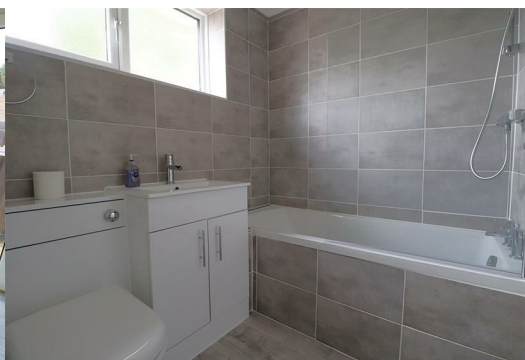


PRICE GUIDE £290,000 - £300,000. A well presented terraced home offering light, airy and well presented accommodation. Downstairs comprises of a welcoming porch, a spacious lounge and a modern and contemporary kitchen/diner with integrated appliances, including a fridge/freezer and dishwasher. Upstairs offers two double bedrooms, a further single and stylish bathroom.

The rear garden is an ideal size for entertaining, perfectly complimented by patio and decked areas. A rear gate offers direct access to a garage en bloc. The frontage offers the potential for off road parking (STPP).

The popular location is sure to add to the overall appeal with motorway access only a few minutes drive away. Numerous schools, both primary and secondary, are also situated within easy reach along with Parkwood Shopping Precinct and Hempstead Valley Shopping Centre. Offered with NO CHAIN, call today to book your viewing!

Estate Agency Act 1979 - Please note this property is being sold by an employee's relative of Pollard Estates.





Door To

Porch

5'9 x 3'6 (1.75m x 1.07m)

Lounge

15'9 x 11'4 (4.80m x 3.45m)

Kitchen/Diner

15'9 x 11'4 (4.80m x 3.45m)

Stairs To

Landing

Bedroom 1

11'4 x 8'9 (3.45m x 2.67m)

Bedroom 2

8'5 x 8'4 (2.57m x 2.54m)

Bedroom 3

8'4 x 6'8 (2.54m x 2.03m)

Bathroom

7'1 x 5'4 (2.16m x 1.63m)

Garden

approx 34' x 16' (approx 10.36m x 4.88m)

Garage

16'9 x 7'6 (5.11m x 2.29m)

Important Notice -

Pollard Estates, their clients and any joint agents give notice that:

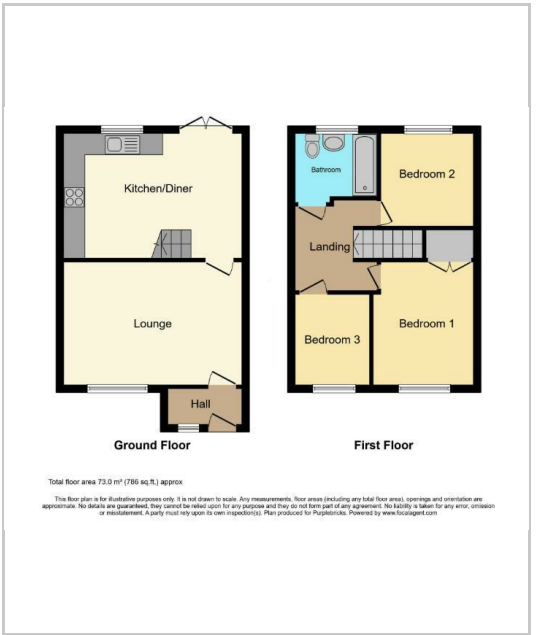
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs 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 Pollard Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

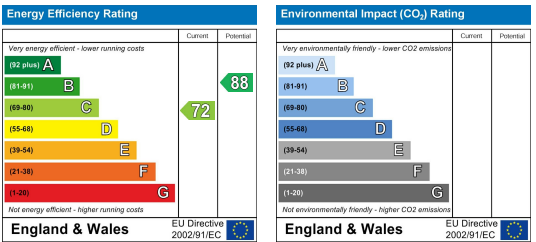
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.