



56 William Street

Rainham, ME8 8HW

Offers in excess of £220,000



Although in need of modernisation, this charming period home oozes potential! Accommodation downstairs offers an integral porch, lounge/diner, kitchen and bathroom. Upstairs comprises of two double bedrooms, and a third off the second bedroom. There is a loft room providing ideal storage space which also benefits from having a Velux style skylight.

The garden is south/westerly facing and a lovely size, with excellent prospects for parking to rear via an access road.

William Street is a desirable road, home to properties of differing ages and styles, each contributing to the street's distinctive kerb appeal.

This terraced house would make an ideal first time buy or an investor. Its location is perfect for commuters with Rainham Station a short walk away, along with numerous shops and eateries within the precinct and High Street. Offered with NO CHAIN.



Door To

Porch

Door To

Lounge / Diner

25'6 x 10'9 (7.77m x 3.28m)

Kitchen

10'3 x 8'8 (3.12m x 2.64m)

Internal Hallway To

Bathroom

5'8 x 5'4 (1.73m x 1.63m)

Stairs Up From Lounge

Landing

Bedroom 1

11'4 x 9'4 (3.45m x 2.84m)

Bedroom 2

11'2 x 10'8 (3.40m x 3.25m)

Bedroom 3 (Access Via Bedroom 2)

9'7 x 5'9 (2.92m x 1.75m)

(Off Bedroom 2)

Loft Room

11'1 x 11' (3.38m x 3.35m)

Velux Style Skylight

Garden

12'2 x 6'8 (3.71m x 2.03m)

Important Notice -

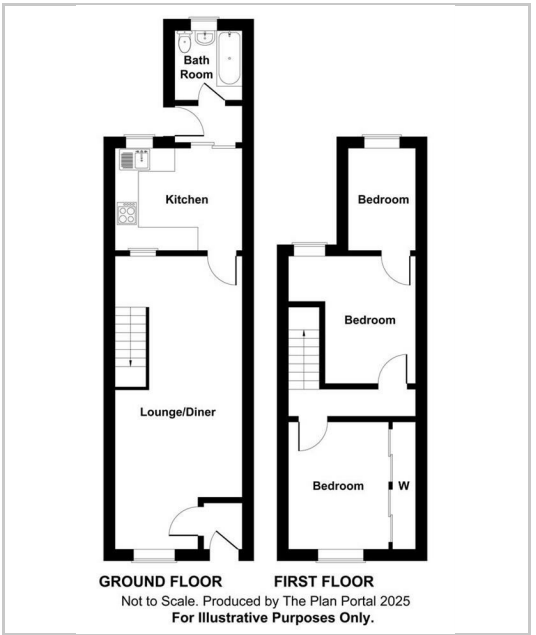
Pollard Estates, their clients and any joint agents give notice that:

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.

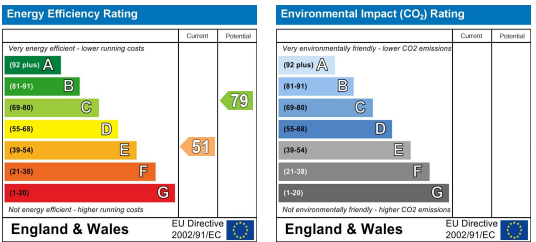
Area Map



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.