



Meresborough Road, Rainham

Welcome to this charming terraced house located on Meresborough Road in Rainham! This delightful property boasts two reception rooms, three bedrooms, and a well-maintained bathroom, making it an ideal family home in a popular residential area.

Built in 1970, this property exudes character and warmth, offering a cozy atmosphere for you and your loved ones to enjoy. With 807 sq ft of living space, there is plenty of room for relaxation and entertainment.

One of the standout features of this home is its fantastic transport links, allowing for easy access to the surrounding areas. Additionally, being in the catchment area for local schools, this property is perfect for families with children.

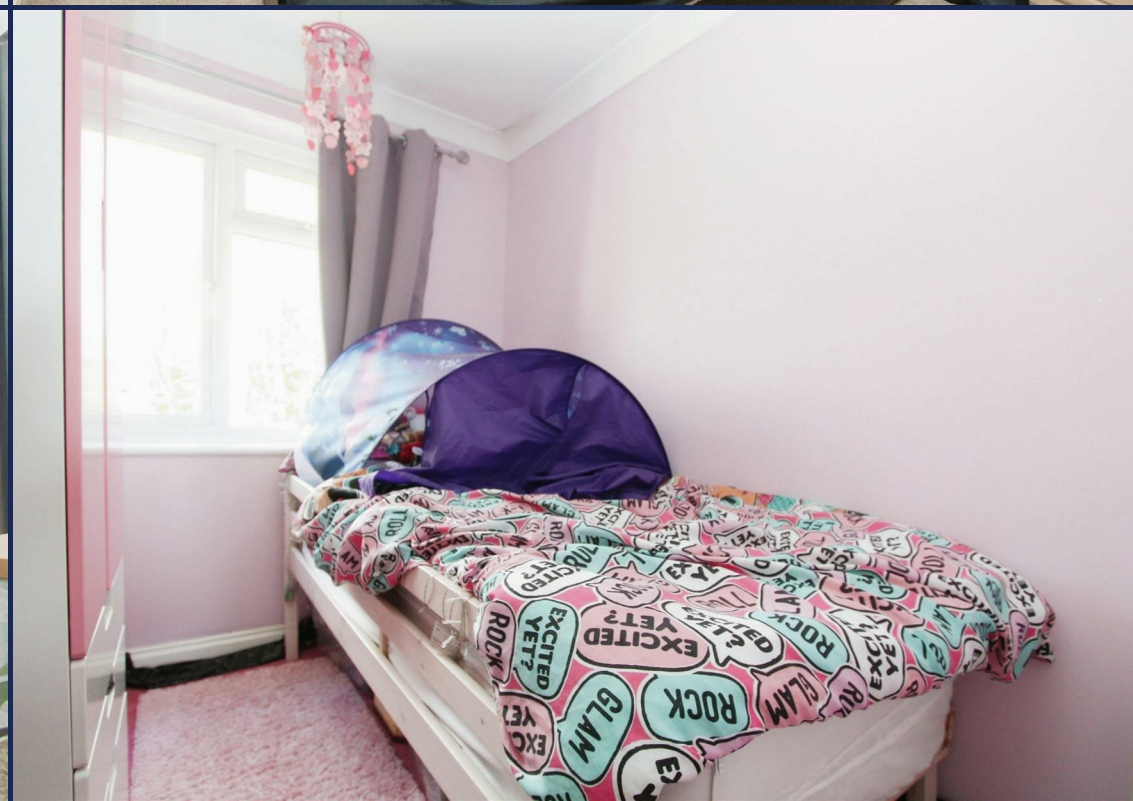
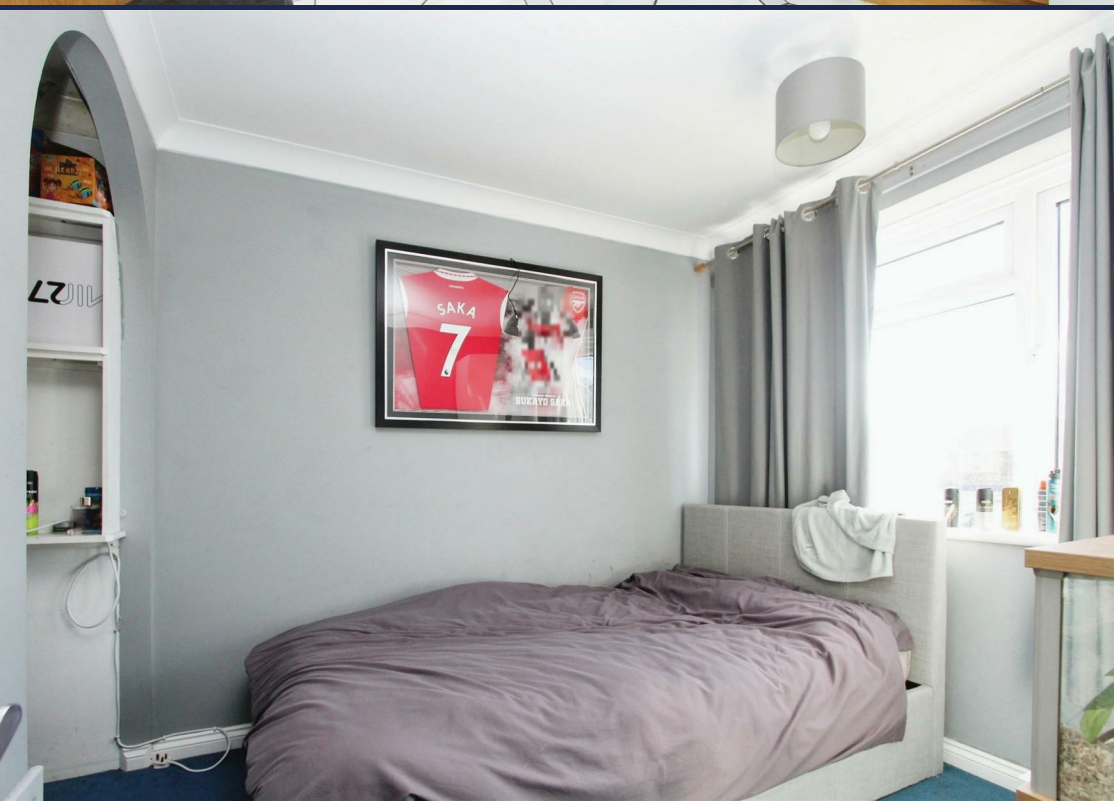
The best part? This property is available with no chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to make this lovely house your new home!

Contact us today to arrange a viewing and experience the charm of Meresborough Road for yourself.

## Offers Over £275,000

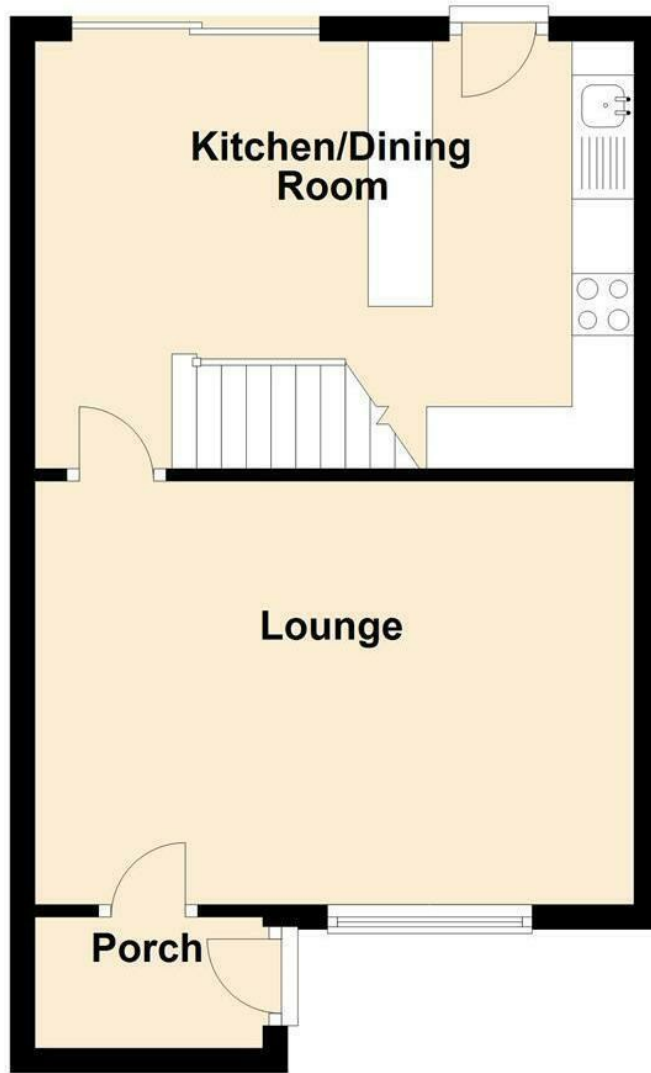
- No Chain
- Three bedrooms
- Double Glazed
- Close to M2/A2
- Council tax C
- Perfect family home
- Close to local amenities
- EPC D
- Popular location
- A must view





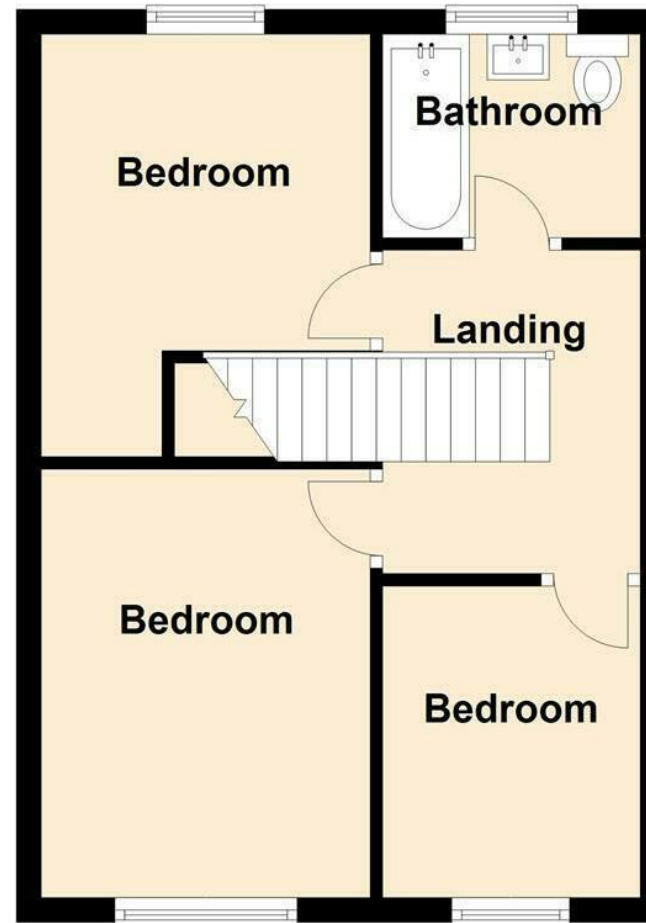
## Ground Floor

Approx. 35.9 sq. metres (385.9 sq. feet)



## First Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



Total area: approx. 69.6 sq. metres (748.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.