

01634 379 799

www.harrisonsreeve.com



57 Tilbury Road

• Rainham

Price: Offers In Excess Of £300,000



57, Tilbury Road, , ME8 7QE
Offers In Excess Of £300,000

- 4 BEDROOM TERRACE TOWN HOUSE
- OIEO £300,000
- NO ONWARD CHAIN!!
- IN OUR OPINION. FANTASTIC VALUE FOR MONEY & INVESTMENT OPPORTUNITY
- APPROX 30' REAR GARDEN
- GOOD PROXIMITY TO RAINHAM TRAIN STATION & TOWN CENTRE
- APPROX. 878 SQ FT
- EPC RATING "C", COUNCIL TAX BAND "C"
- GARAGE IN NEARBY BLOC

3/4 BEDROOMS! GOOD VICINITY TO RAINHAM TOWN CENTRE AND TRAIN STATION!

This delightful TOWN HOUSE IN TILBURY ROAD, RAINHAM offers versatile accommodation and has no onward chain! Accommodation comprises reception room and kitchen to the ground floor, bedroom/reception room, further bedroom and WC to the first floor, with 2 additional bedrooms and bathroom to the second floor.

Externally the property features a tidy and low maintenance rear garden of approx. 30' in depth, with rear pedestrian access. There is also a garage located in a nearby bloc.

To book your viewing, contact the team at HARRISONS REEVE ON 01634 379799.

GROUND FLOOR

Reception Room

11'3" x 11'2" (3.43m x 3.42m)

Composite entrance door, double glazed window to front, radiator.

Inner Lobby

Stair case to first floor. Under stairs storage cupboard. Radiator.

Kitchen

11'2" x 9'1" (3.42m x 2.77m)

Double glazed window to rear, double glazed door to rear garden. Fitted kitchen comprising base and eye level units with fitted work surfaces over. Space and plumbing for washing machine. Space for fridge/freezer. Built in electric oven and hob with extractor fan over. Inset sink unit. Wall mounted boiler. Radiator.

First Floor Landing

Stair case to second floor.

Bedroom/Reception Room

11'5" x 11'2" (3.49m x 3.42m)

Double glazed window to front, radiator.

Bedroom

9'1" x 7'10" (2.78 x 2.40)

Double glazed window to rear, radiator.

WC

Frosted double glazed window to rear. White suite comprising low level WC and vanity unit with inset sink unit.

SECOND FLOOR

Bedroom

11'6" x 11'2" (3.53 x 3.42)

Double glazed window to front, radiator.

Bedroom

9'4" x 6'2" (2.87 x 1.89)

Double glazed window to rear, radiator.

Bathroom

Frosted double glazed window to rear. White suite comprising panelled bath with glass shower screen and wall mounted electric shower over. Vanity unit with inset sink unit. Radiator.

EXTERIOR

Rear Garden: Low maintenance garden of approx 30' in depth, fenced to boundaries. Rear pedestrian access.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

Important Notice

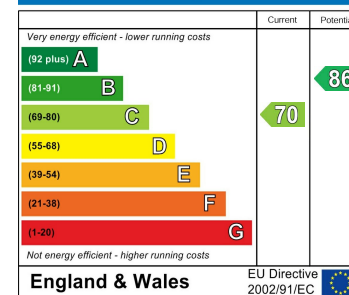
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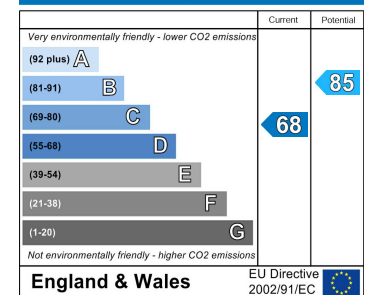
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



Energy Efficiency Rating

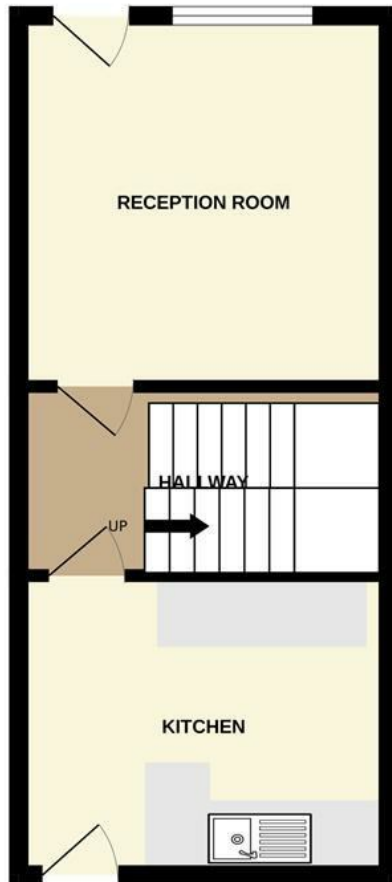


Environmental Impact (CO₂) Rating

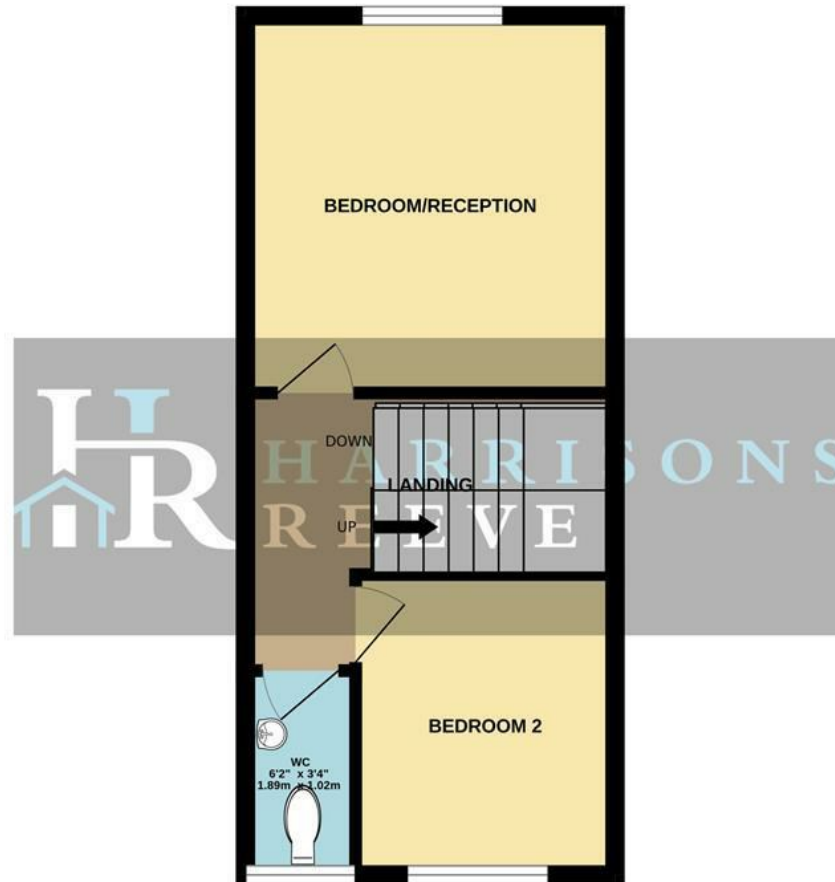


Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsreeve.com (01634) 379799

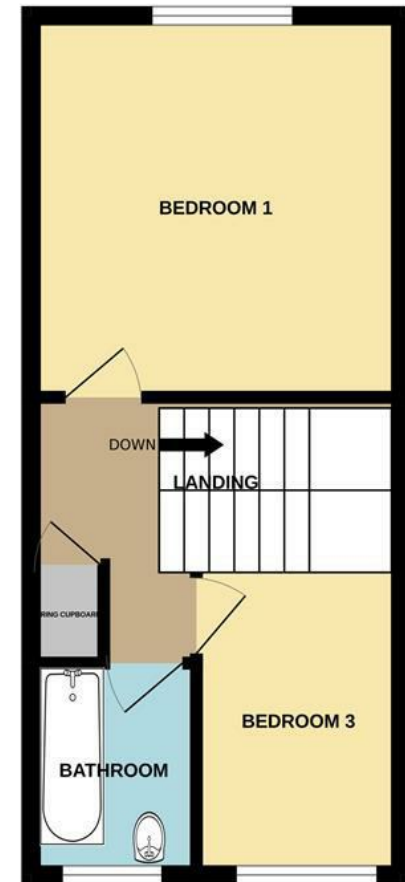
GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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