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REEVE

147 Featherby Road

• Rainham

Price: Guide Price £350,000



147, Featherby Road, , ME8 6BS
Guide Price: £365,000 - £375,000

- GUIDE PRICE: £350,000 - £375,000
- FOUR BEDROOM TERRACE HOME
- POTENTIAL FOR DRIVEWAY
- CONSERVATORY
- GARAGE TO THE REAR
- OPEN PLAN KITCHEN / DINING ROOM
- GENEROUS SIZE REAR GARDEN
- CLOSE TO SCHOOLS
- CTAX BAND: C
- EPC RATING: D (61)

Beautifully presented four bedroom terraced home ideally located close to schools and amenities.

One of the highlights of this lovely home is its generous rear garden, offering a tranquil retreat for relaxation or outdoor gatherings.

The potential for a driveway adds further value, offering the possibility of secure off-street parking. Additionally, the presence of a garage to the rear of the property provides valuable storage space or the opportunity to convert it into a workshop or studio according to your needs.

Don't miss out on the chance to own this delightful home in a desirable location. Featherby Road could be the perfect place for you to create lasting memories with your loved ones.

Guide Price: £350,000 - £375,000

EPC Rating: D

Porch
5'4" x 5'4" (1.63m x 1.63m)

Entrance Hall
5'1" x 8'11" (1.56m x 2.74m)

Lounge
12'0" x 11'2" (3.66m x 3.41m)

Dining Room
11'3" x 11'8" (3.43m x 3.57m)

Kitchen
5'10" x 18'2" (1.78m x 5.54m)

Conservatory
10'1" x 8'7" (3.08m x 2.64m)

Landing
5'10" x 10'3" (1.79m x 3.13m)

Bedroom 1
10'9" x 11'1" (3.30m x 3.38m)

Bedroom 2
11'2" x 11'8" (3.42m x 3.58m)

Bedroom 3
12'0" x 14'5" (3.67m x 4.40m)

Bedroom 4
6'4" x 6'4" (1.95m x 1.95m)

Bathroom
5'9" x 5'10" (1.76m x 1.78m)

Garden

Garage
10'5" x 20'0" (3.18m x 6.12m)

Important Notice
Harrisons Reeve, 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 Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge 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.

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 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			
England & Wales		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA: 1375 sq.ft. (127.7 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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