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198 Lonsdale Drive

• Rainham

Price: Guide Price £300,000



198, Lonsdale Drive, , ME8 9JN
Guide Price £300,000

- GUIDE PRICE: £300,000 - £325,000
- DRIVEWAY
- GARAGE
- CELLAR/ STORAGE SPACE
- MODERN KITCHEN & BATHROOM
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS & AMENITIES
- CTAX BAND: C
- EPC RATING: D

Located on the sought after Lonsdale Drive in Rainham, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern fitted kitchen is a standout feature, equipped with contemporary appliances and ample storage, making it a joy for any home cook.

The bungalow boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the property benefits from a garage and a driveway, providing secure parking and extra storage space.

Furthermore, the cellar storage adds an extra layer of practicality, allowing for the safe keeping of seasonal items or personal belongings.

This property is not only a comfortable living space but also a wonderful opportunity to enjoy the peaceful surroundings of Rainham. With its modern amenities and thoughtful design, this bungalow is a must-see for anyone looking to settle in a welcoming community.

EPC Rating: D

Kitchen
10'4" x 10'5" (3.15m x 3.19m)

Lounge
12'0" x 14'6" (3.66m x 4.42m)

Shower Room
7'4" x 6'9" (widest points) (2.24m x 2.08m (widest points))

Bedroom 1
11'11" x 13'4" (3.65m x 4.08m)

Bedroom 2
10'5" x 10'3" (widest points) (3.19m x 3.14m (widest points))

Garden

Garage

Important Notice

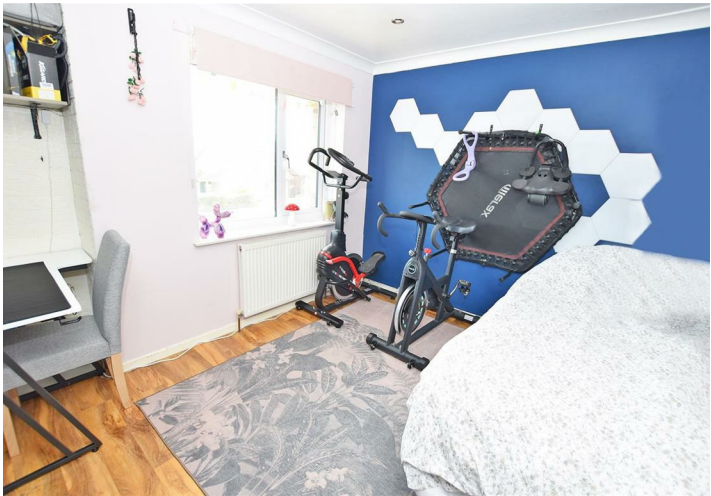
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 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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