



15 Farnham Close

Rainham, ME8 8NT

Guide price £275,000



PRICE GUIDE £275,000 to £300,000.

Positioned on a corner plot, this three bedroom end-of-terrace home offers a rare opportunity with excellent scope to extend (subject to planning). Perfect for first-time buyers, the property is also offered with NO ONWARD CHAIN.

The ground floor features a bright and airy lounge/diner and a modern kitchen. Upstairs comprises of three well-proportioned bedrooms and a family bathroom, providing a practical layout for couples, young families or those stepping onto the property ladder.

The low-maintenance rear garden offers a private outdoor space and includes a garage, ideal for storage or housing a small car.

Located within close distance of Rainham Station, the High Street and a selection of popular schools, this home combines convenience with great future potential.

A superb opportunity in a sought-after Rainham setting.



Entrance Door

Porch

Kitchen

10'2 x 9'2 (3.10m x 2.79m)

Lounge/Diner

18'3 x 15'8 (5.56m x 4.78m)

Conservatory

14'4 x 7'7 (4.37m x 2.31m)

Stairs Up From Hallway

Landing

Bedroom 1

13'5 x 9'2 (4.09m x 2.79m)

Bedroom 2

13'0 x 9'2 (3.96m x 2.79m)

Bedroom 3

10'2 x 6'1 (3.10m x 1.85m)

Bathroom

6'4 x 6'1 (1.93m x 1.85m)

Garden

approx 30' (approx 9.14m)

Garage To Rear

17'5 x 8'5 (5.31m x 2.57m)

Important Notice -

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No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

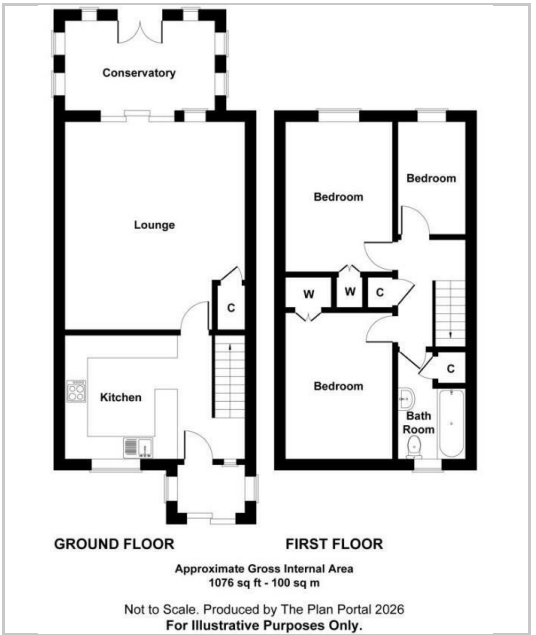
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

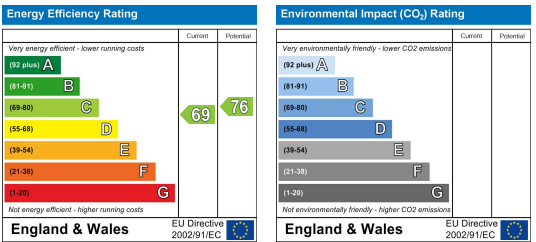
Area Map



Floor Plans



Energy Efficiency Graph



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