



POLLARD  
ESTATES

## 13 Camellia Close

Rainham, ME8 0HJ

Offers in excess of £325,000



A spacious 2 bedroom detached bungalow situated in a quiet and sought after cul-de-sac.

Although in need of some modernisation, much expense has been alleviated by the installation of a modern Worcester boiler, gas central heating and double glazing. Accommodation comprises of a generous size master bedroom, 9'9 bedroom 2, kitchen, bathroom and sunny aspect lounge/diner with patio doors leading to the garden. The westerly rear garden is considered to be a manageable size but with plenty of room still for entertaining family and friends.

This lovely home has been owned by the same family for decades, testament to the overall desirability.

Bungalows in this popular road are rarely available so book today to view!

Rainham High St and Station are located within a mile and a half and the lovely Platters Park is only a short away, along with local bus stops. Offered with NO CHAIN.



## Entrance Door

## Hallway

## Kitchen

9'8 x 8'3 (2.95m x 2.51m)

## Bedroom 2

9'9 x 8'6 (2.97m x 2.59m)

## Bathroom

6'6 x 6'5 (1.98m x 1.96m)

## Bedroom 1

13'1 x 9'9 (3.99m x 2.97m )

## Lounge/Diner

18'8 max x 12'6 to 8'3 (5.69m max x 3.81m to 2.51m)

## Garden

35' x 30' approx (10.67m x 9.14m approx)

## Driveway

## Garage

17'5 x 8'3 (5.31m x 2.51m)

Power & Light

## 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.

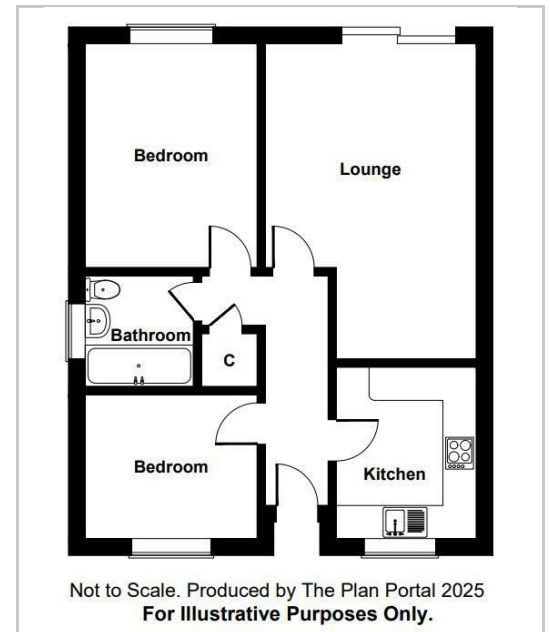
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

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

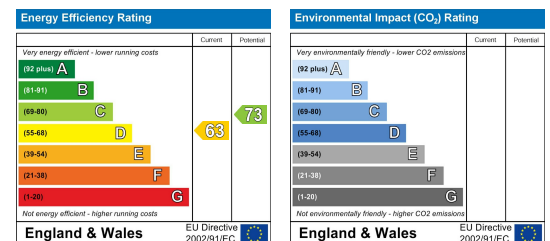
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.