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29 Culpepper Road

• Rainham

Price: £330,000



29, Culpepper Road, , ME8 9RY  
£330,000

- THREE BEDROOM TERRACE HOME
- DRIVEWAY FOR TWO CARS
- CONSERVATORY
- UTILITY ROOM
- DOWNSTAIRS WC
- LARGE KITCHEN
- CLOSE TO SCHOOLS
- OPEN DAY SATURDAY 14TH MARCH
- CTAX BAND: "C" EPC RATING : AWAITED
- CHAIN FREE

Located on Culpepper Road in Rainham, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

A notable feature of this residence is the conservatory, which provides a bright and airy space to relax and enjoy the garden views throughout the seasons. The original garage has been converted to create a spacious kitchen/breakfast area. The downstairs WC adds convenience for both residents and visitors, while the utility room enhances practicality, making laundry chores a breeze.

The property also benefits from a driveway, ensuring off-road parking is readily available, a valuable asset in today's busy world. Being chain-free, this home allows for a smooth and efficient purchase process, making it an attractive option for those looking to move quickly.

In summary, this terraced house on Culpepper Road is a wonderful blend of comfort and convenience, set in a desirable location. With its spacious layout and thoughtful features, it is sure to appeal to a variety of buyers seeking a welcoming place to call home.

EPC Rating: Awaiting.

#### Entrance Hall

**Kitchen**  
7'10" x 13'6" (2.39m x 4.13m)

**Lounge**  
19'3" x 10'4" (5.88m x 3.17m)

**Conservatory**  
17'0" x 8'11" (5.19m x 2.73m)

**Utility Room**  
7'4" x 9'10" (widest points) (2.26m x 3.02m (widest points))

**Downstairs WC**  
2'8" x 5'3" (0.82m x 1.62m)

**Landing**  
2'7" x 8'7" (0.80m x 2.62m)

**Bedroom 1**  
8'10" x 15'0" (2.71m x 4.59m)

**Bedroom 2**  
9'1" x 10'3" (2.78m x 3.13m)

**Bedroom 3**  
9'8" x 6'3" (2.97m x 1.92m)

**Bathroom**  
7'8" x 10'1" (2.36m x 3.08m)

#### Driveway

#### Garden

#### 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 and the photographs may have been enhanced using photo editing software.

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, Hawkrige and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

#### 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.

#### 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.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
	<b>68</b>	

England & Wales

EU Directive 2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

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GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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