



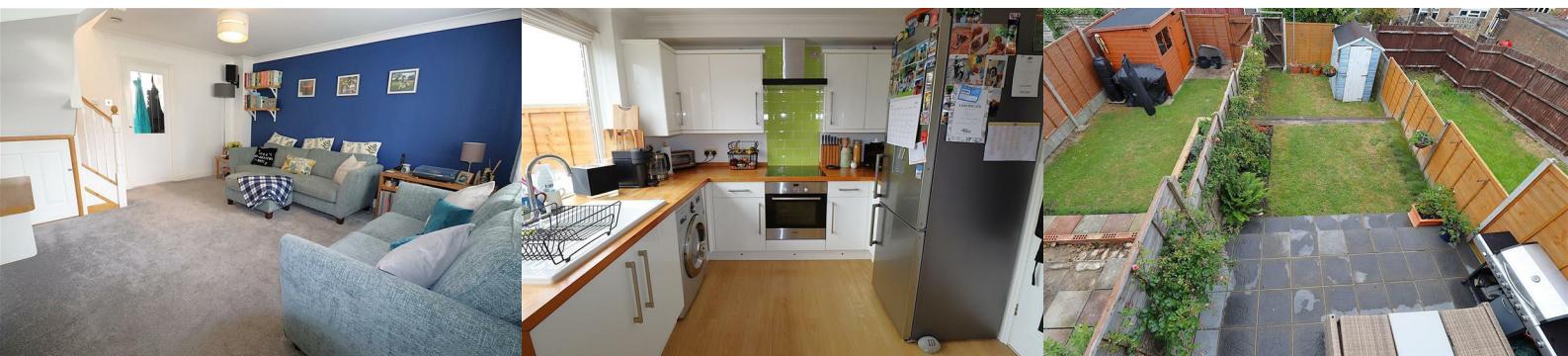
## 262 Mierscourt Road

Rainham, ME8 8JW

**£280,000**



An immaculately presented 2 bedroom terrace house boasting a modern and contemporary ambience throughout. Downstairs comprises of a welcoming porch, good sized lounge with a modernised staircase for ease of use and a stylish kitchen/diner with solid wood worktops. Upstairs provides 2 double bedrooms with fitted wardrobes and a neutral bathroom. The rear garden is an ample size with a patio for entertaining and rear access for convenience. A garage en bloc and parking alongside is located closeby. A popular farm shop is a short walk away with Rainham Station and shops just over a mile in distance. Motorway links can easily be reached in minutes by car. Numerous local schools, both primary and secondary are within easy reach. Must be viewed!



## Door To

### Porch

5'4 x 4'3 (1.63m x 1.30m)

### Lounge

15'2 x 13'0 (4.62m x 3.96m)

### Kitchen

12'9 x 9'7 (3.89m x 2.92m)

### Stairs To Landing

### Bedroom 1

10'8 x 9'7 (3.25m x 2.92m)

### Bedroom 2

10'7 x 8'3 (3.23m x 2.51m)

### Garden Approx.

30'0 (9.14m)

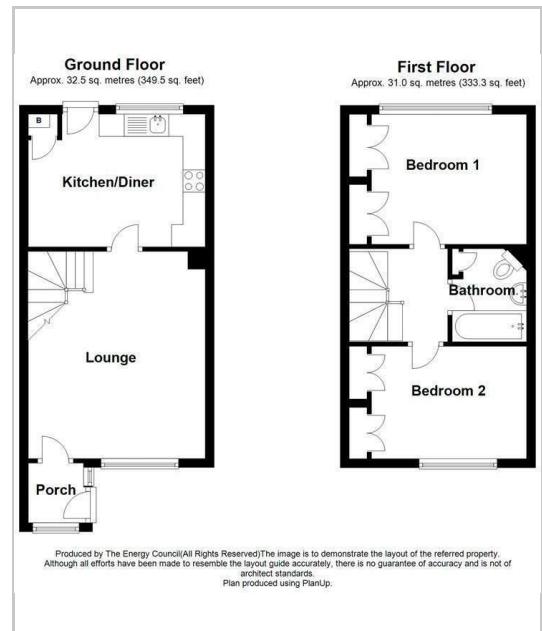
### Garage en bloc

### Important Notice -

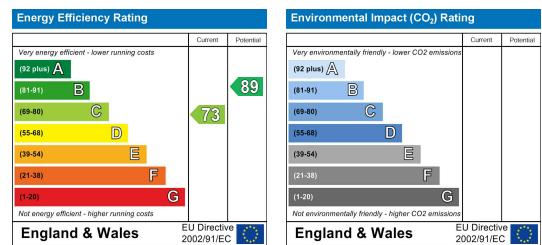
## Area Map



## Floor Plans



## Energy Efficiency Graph



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