

01634 379 799

www.harrisonsresidential.com



54 Beverley Close

• Rainham

Price: Offers In Excess Of £260,000



54, Beverley Close, , ME8 9HQ

Offers In Excess Of £260,000

- 3 BEDROOM TOWN HOUSE
- GARAGE & OFF ROAD PARKING
- TIDY , WELL KEPT GARDEN
- GOOD PROXIMITY TO RAINHAM TOWN CENTRE & TRAIN STATION
- EPCD
- VERSATILE ACCOMMODATION

HARRISONS RESIDENTIAL are pleased to present for sale this 3 bedroom town house in Beverley Close, Rainham.

Accommodation comprises entrance hall, utility room, lounge, bathroom and kitchen to the first floor with 3 bedrooms to the second floor.

Externally the property features a garage and drive for one car and a rear garden of approx 25' in depth.

Entrance Hall

Double glazed entrance door, stair case to first floor, radiator.

Utility Room

11'4" x 10'11" (3.47m x 3.33m)

Double glazed window to rear, wall mounted combination boiler. Radiator. Space and plumbing for washing machine,

Rear Hall

Double glazed door leading to rear garden.



First floor Landing

Stair case to second floor. Radiator.

Lounge

16'0" red to 10'0" x 14'5" red to 5'5" (4.90m red to 3.07m x 4.40m red to 1.67m)

Double glazed window to front, radiator, feature fireplace.

Kitchen

10'9" x 7'4" plus door recess (3.30m x 2.26m plus door recess)
Double glazed window to rear, radiator. Range oven. Space for fridge/freezer. Inset sink unit.

Bathroom

Coloured 3 piece suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Chrome heated towel rail. Frosted double glazed window to rear.

Second Floor Landing

Access to loft space.

Bedroom 1

14'6" x 10'8" (4.42m x 3.27m)

Double glazed window to front, radiator, built in wardrobes.

Bedroom 2

14'1" x 8'3" (4.30m x 2.53m)

Double glazed window to rear, radiator, built in wardrobes.

Bedroom 3

11'1" x 5'11" (3.38m x 1.82m)

Double glazed window to rear, radiator.



Rear Garden

Approx 25' in depth, mainly laid to patio. Fenced to boundaries.

Frontage

Driveway providing off road parking for one car.

Garage

16'0" x 8'3" (4.88m x 2.52m)

Metal up and over door.

NB

HARRISONS RESIDENTIAL recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge 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.

Important Notice

Harrisons Residential, 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.

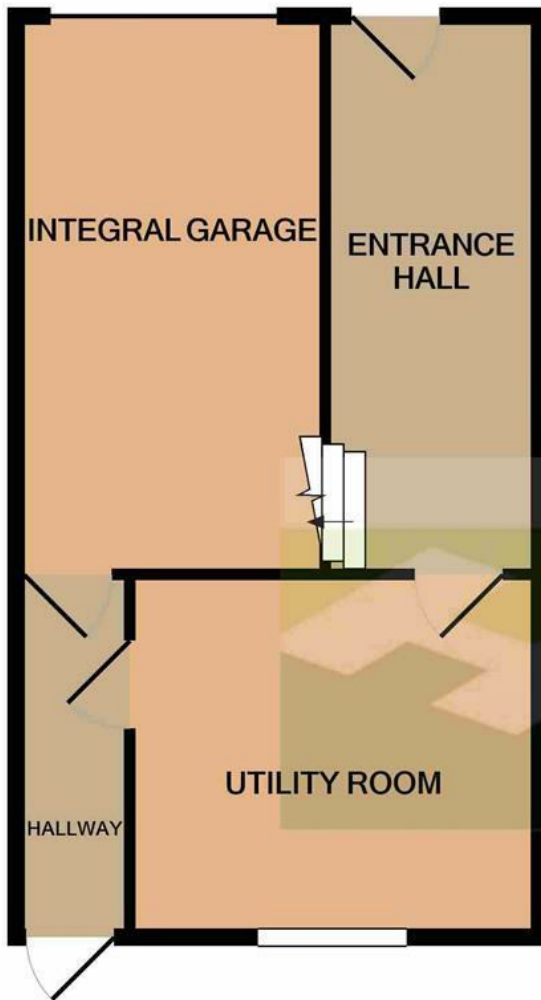
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



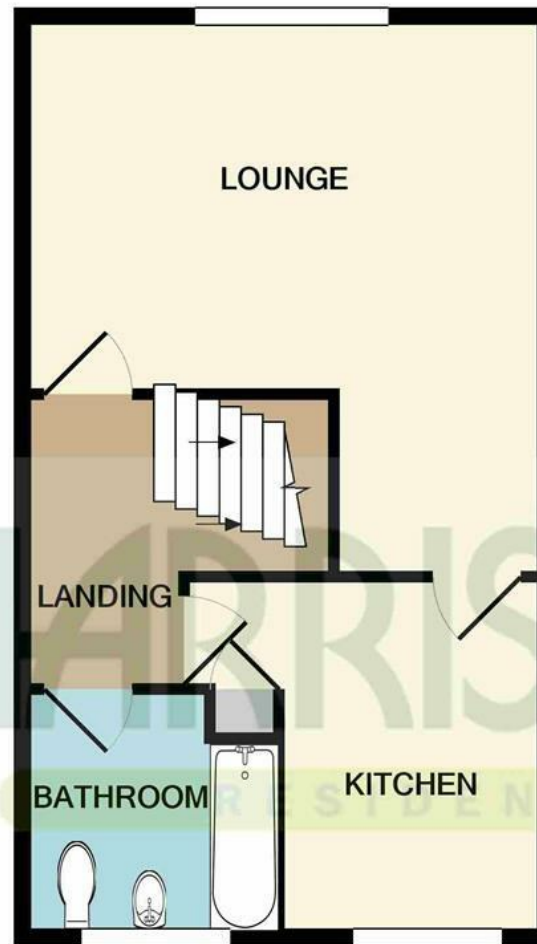
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

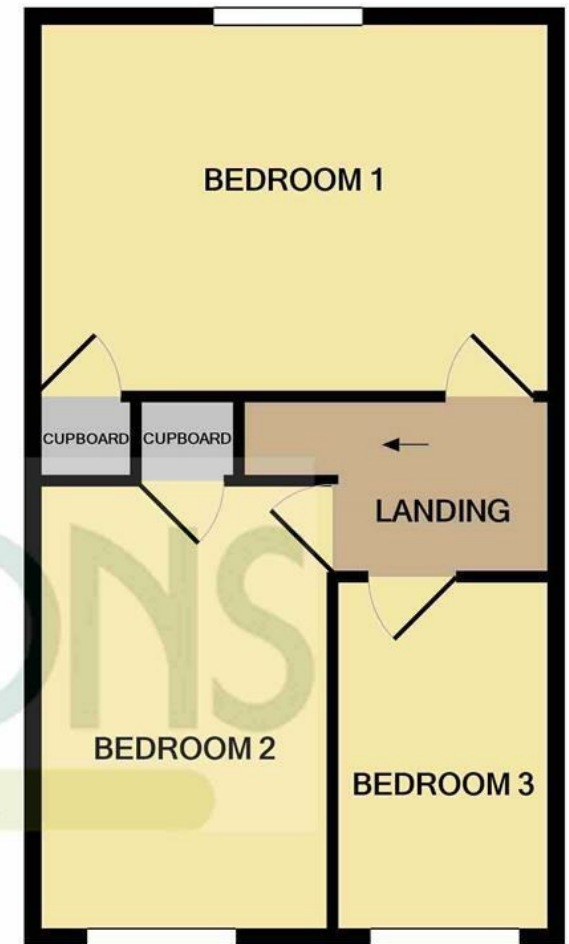
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GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1136 SQ.FT. (105.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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