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HARRISONS REEVE

4 The Old Orchard

• Rainham

Price: Price Range £250,000

4, The Old Orchard, , ME8 8DT
Price Range £250,000

- PRICE RANGE £250,000 TO £260,000
- 2 BEDROOM END TERRACE HOUSE
- DRIVEWAY TO SIDE FOR 2 CARS
- CLOSE TO RAINHAM TRAIN STATION, TOWN CENTRE & AMENITIES
- APPROX 30' REAR GARDEN
- INVESTMENT OPPORTUNITY
- MEDWAY COUNCIL TAX BAND "C"; EPC BAND "C"
- NO ONWARD CHAIN!!

PRICE RANGE £250,000 TO £260,000

Welcome to The Old Orchard, a charming end-terrace house located in the desirable area of Rainham. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features two well-proportioned bedrooms, offering ample space for rest and relaxation. The layout is thoughtfully designed to maximise both space and functionality, ensuring that every corner of the home is utilised effectively.

The property includes a modern bathroom, which is both stylish and practical, catering to all your daily needs. The kitchen area is well-equipped, providing a great space for culinary enthusiasts to prepare meals and enjoy family gatherings.

One of the standout features of this home is the parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for you and your guests.

Situated in a tranquil neighbourhood, The Old Orchard is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate a community-oriented lifestyle. With its appealing features and prime location, this property is sure to attract interest. Do not miss the opportunity to make this lovely house your new home.

Ground Floor

Entrance
Double glazed entrance door. Stair case to first floor. Radiator.

Kitchen
2.60m x 1.49m (8' 6" x 4' 11") : Double glazed window to front. Modern fitted kitchen comprising base and drawer units with complimentary work surfaces over and matching wall mounted units. Local tiling. washing machine. freestanding cooker with extractor fan over. Inset stainless steel sink unit with side drainer and mixer tap. dishwasher, Cupboard housing boiler. Open to :

Lounge
4.54m x 3.50m (14' 11" x 11' 6") : 2 radiators. Double glazed sliding patio door to rear garden.

First Floor

Landing
Built in airing cupboard housing hot water cylinder. Access to loft space.

Bedroom 1
3.50m x 2.49m exc door recess (11' 6" x 8' 2") : 2 double glazed windows to rear, radiator, built in wardrobe.

Bedroom 2
2.52m x 2.37m exc door recess (8' 3" x 7' 9") : 2 double glazed windows to front. Built in wardrobe, built in storage cupboard, radiator.

Bathroom
Frosted double glazed window to side. White 3 piece suite comprising panelled bath with mains fed shower unit over, low level WC and pedestal wash hand basin. Local tiling.

Exterior

Rear Garden
Approx 30' in depth, paved patio area. Lawn area and established border to side. Side pedestrian access. Fenced to boundaries.

Front
Paved driveway to side providing off road parking for 2 cars.

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.

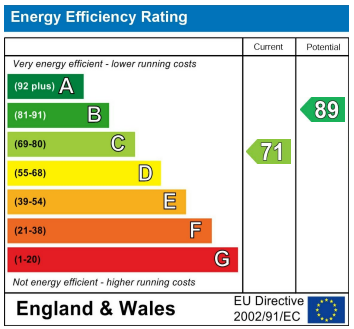
AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst 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.

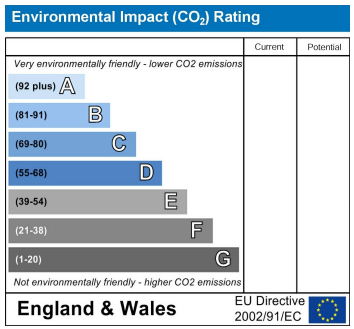
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

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, Hawkridge 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.





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GROUND FLOOR

1ST FLOOR

HARRISONS REEVE

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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