



POLLARD  
ESTATES

## 148 Tufton Road

Rainham, ME8 7LQ

£325,000



An extended and ever popular Dutch-barn style home offering three double bedrooms, a comfortable sized lounge, ground-floor bathroom and a kitchen leading to a conservatory, giving great potential to create a spacious kitchen/diner (STPP). Outside, you'll find a lovely mature, well-stocked garden (approx. 75'), plus a garage and driveway. Ideally located close to Rainham Station, Rainham Cricket Club with it's picturesque grounds, local shops and a choice of schools. Properties with these size double bedrooms are seldom available in this price range so call today to arrange a viewing! Offered with the bonus of NO ONWARD CHAIN.



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## Door To

## Hallway

## Lounge

13'9 x 12'5 (4.19m x 3.78m)

## Bathroom

5'9 x 5'5 (1.75m x 1.65m)

## Kitchen

15'2 x 8' (4.62m x 2.44m)

## Conservatory

13'7 x 8'3 (4.14m x 2.51m)

## Stairs Up

## Bedroom 1

12'4 x 11'9 (3.76m x 3.58m)

## Bedroom 2

12' x 10' max (3.66m x 3.05m max)

## Bedroom 3

14'8 x 9'7 max (4.47m x 2.92m max)

## Garden

approx 75' (approx 22.86m)

## Garage

19'1 x 9'8 (5.82m x 2.95m)

## 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.

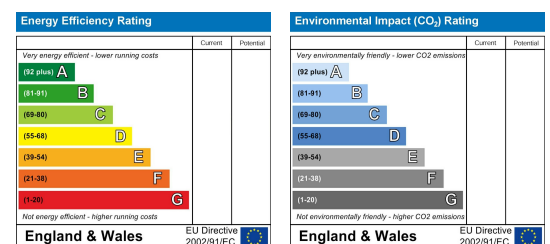
## Area Map



## 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.