



10 Moor Park Close

Rainham, ME8 8QS

Offers in excess of £300,000



- VIEWINGS SATURDAY 30TH MAY FROM 12PM - A well proportioned link detached house offering enormous potential and a popular location. Accommodation comprises of a welcoming porch and hallway leading to a good sized lounge/diner. The rear of the downstairs offers a well proportioned kitchen/breakfast room and a practical sized conservatory, ideal for flexible use. Upstairs features 2 double bedrooms, a generous sized single and bathroom. The secluded and westerly aspect garden is a real bonus. An integral garage offers potential for conversion (STPP) to create more space and is complimented by a driveway. Although in need of modernisation, this blank canvass would make a lovely home for anyone willing to invest time and money. 3 bedroom link detached houses in this area and price range are seldom available, so call today to view!
Rainham Station, various eateries, and shopping precinct are conveniently located less than 3/4 of a mile away, with numerous schools also close by. Offered with NO CHAIN.



Entrance door into porch

Porch

Hallway

Lounge/Diner

23'9 x 13'1 to 8'0 (7.24m x 3.99m to 2.44m)

Kitchen/Breakfast Room

16'4 x 12'7 to 9'4 (4.98m x 3.84m to 2.84m)

Conservatory

15'5 x 7'10 (4.70m x 2.39m)

Stairs Up From Hallway

Landing

Bathroom

6'9 x 5'6 (2.06m x 1.68m)

Bedroom 1

12'3 x 9'2 (3.73m x 2.79m)

Bedroom 2

11'5 x 8'1 (3.48m x 2.46m)

Bedroom 3

8'7 x 7'9 (2.62m x 2.36m)

Garden

Secluded and Sunny Aspect

Integral Garage

17'5 x 8'3 (5.31m x 2.51m)

Driveway

Important Notice -

Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.

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.

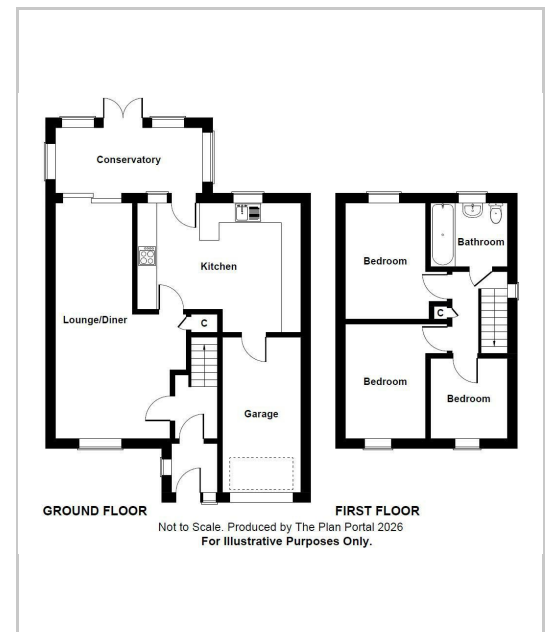
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

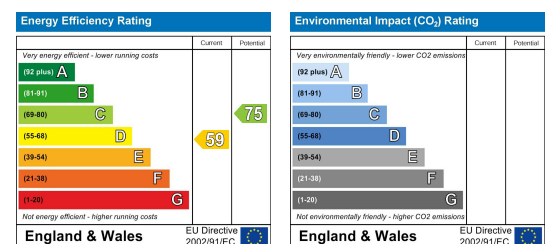
Area Map



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.