



## 16 Cheriton Road

Rainham, ME8 0EU

Offers in excess of £250,000



Although in need of modernisation, this 3 bedroom home offers superb scope and potential to personalise and adapt to your own individual taste. Accommodation comprises of a hallway, a spacious lounge/diner leading to a kitchen, two double bedrooms, a further single and bathroom. The garden, albeit currently over grown, is considered a generous size for family use (approx. 70'). The frontage offers a useful hardstand area. The bay windows add character to this NO CHAIN property. Location is ideal for access to Rainham Station and shopping precinct, local schools and motorway access. An ideal first time buy.



## Entrance Door

## Hallway

## Lounge/Diner

25'6 x 11'7 max (7.77m x 3.53m max)

## Kitchen

11'4 x 6'4 (3.45m x 1.93m)

## Stairs Up From Hallway

## Landing

## Bathroom

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

## Bedroom 1

13'2 x 11'3 (4.01m x 3.43m)

## Bedroom 2

11'9 x 10'1 (3.58m x 3.07m)

## Bedroom 3

6'7 x 5'9 (2.01m x 1.75m)

## Garden

### Important Notice -

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No representation or warranty is given, and no employee has authority to do so.

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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.

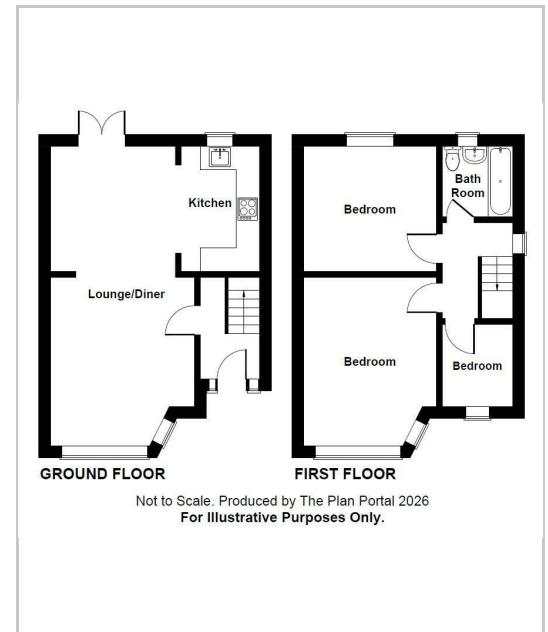
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

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

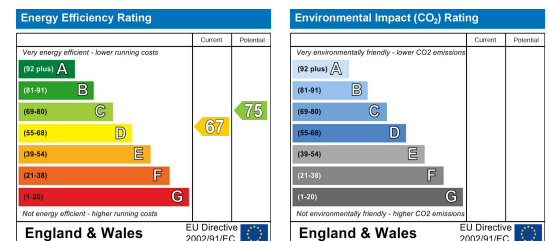
## Area Map



## 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.