



## 101 Walsingham Close

Rainham, ME8 9SN

£290,000



Pollard Estates are delighted to welcome to the market this extremely well presented three bedroom end of terrace house. The light, airy and spacious lounge and dining room offer excellent space for entertaining. Other benefits include a welcoming inner porch and storage cupboard, sizeable kitchen, three bedrooms, a modern bathroom and plenty of storage! Since ownership, the current vendors have invested considerable time and money modernising the bathroom and redecorating throughout, including the fitting of new flooring, giving the home a fresh and updated finish.

This family home is nestled in a quiet cul-de-sac position, with ample parking available (please note, not allocated). The wooded and green outlook also add to the appeal!

The rear garden is low maintenance for convenience. Located perfectly to access the M2/A2 links as well as local shops and schools. Deanwood Drive is also on a main bus route and is very central to access other neighbouring towns. NO CHAIN.



Door to

Inner Porch

Lounge

15'8 x 11'0 (4.78m x 3.35m)

Dining Room

13'3 x 12'3 (4.04m x 3.73m)

Kitchen

10'3 x 7'3 (3.12m x 2.21m)

Stairs to

Landing

Bedroom One

11'0 x 9'8 (3.35m x 2.95m)

Bedroom Two

9'8 x 7'1 (2.95m x 2.16m)

Bedroom Three

11'0 x 6'0 (3.35m x 1.83m)

Bathroom

7'1 x 6'0 (2.16m x 1.83m)

Rear Garden

**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.

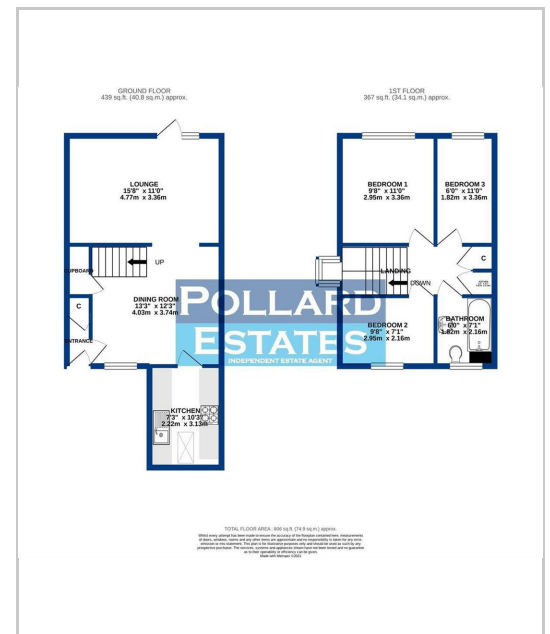
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

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

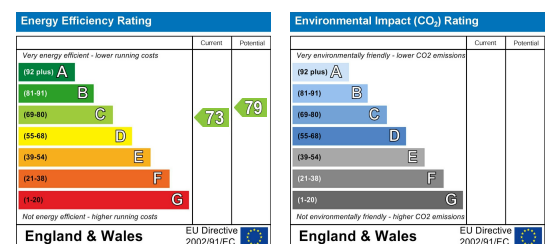
## Area Map



## 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.