



9 Suffolk Avenue

Rainham, ME8 7LA

Offers in excess of £300,000



A 3 bedroom period home offering enormous potential and attractive kerb appeal. Downstairs offers a welcoming hallway, lounge/diner and kitchen. Upstairs comprises of 2 double bedrooms, a further single, and a bathroom. A unique selling point is the established, private and mature rear garden, considered a superb size for entertaining, with the bonus of a 20' garage located to rear. The location is ideal for commuters with Rainham Station a short walk away, along with local shops and several schools nearby. Although in need of some modernisation, this popular style home would make an ideal first time buy. Offered with NO CHAIN.



Entrance Door

Hallway

Lounge

12'0 x 11'4 (3.66m x 3.45m)

Dining Room

9'8 x 8'7 (2.95m x 2.62m)

Kitchen

9'9 x 8'2 (2.97m x 2.49m)

Stairs Up From Hallway

Landing

Bedroom 1

14'0 x 10'7 into bay (4.27m x 3.23m into bay)

Bedroom 2

10'7 x 10'7 (3.23m x 3.23m)

Bedroom 3

6'7 x 6'5 min (2.01m x 1.96m min)

Bathroom

6'4 x 5'5 (1.93m x 1.65m)

Garden

approx '75 (approx '22.86m)

Garage To Rear

20' x 10'5 (6.10m x 3.18m)

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.

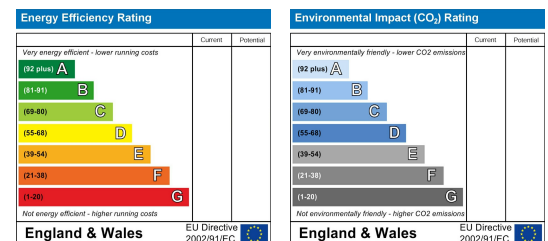
Area Map



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.