



## 22 Cheriton Road

Rainham, ME8 0EU

Guide price £240,000



PRICE GUIDE £240,000 to £250,000. A popular style, bay fronted 3 bedroom home offering very easy for access to Rainham Station and shopping precinct, numerous local schools and motorway access.

The accommodation downstairs has been reconfigured to create a light, airy and open plan kitchen/diner, ideal for modern family living. The lounge flows seamlessly from both the kitchen/diner and hallway. Upstairs two generous double bedrooms and a practical sized single. The rear garden is considered a generous size for entertaining or for children to play. Although in need of some modernisation, the windows and boiler have all been upgraded by the current vendor. The frontage offers potential for off road parking. An exceptional opportunity for a first time buyer to shape the property to their taste. NO CHAIN.



## Entrance Door

## Hallway

## Lounge

11'2 x 10'8 (3.40m x 3.25m)

## Kitchen/Diner

16'6 x 11'9 (5.03m x 3.58m)

## Stairs Up From Hallway

## Landing

## Bedroom 1

13'3 x 10'4 (4.04m x 3.15m)

## Bedroom 2

11'7 x 10'4 (3.53m x 3.15m)

## Bedroom 3

6'9 x 5'9 (2.06m x 1.75m)

## Bathroom

6'3 x 5'9 (1.91m x 1.75m)

## Garden

approx 75' x 20' (approx 22.86m x 6.10m)

## Frontage - Potential For ORP

### 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.

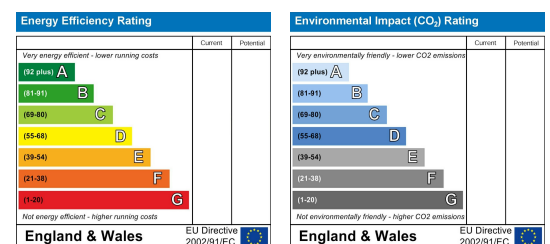
## Area Map



## 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.