



 3

Bedrooms

 1

Bathroom



3 Bedroom  
Terraced House  
Garden and Front Lawn  
Double Glazed  
Gas Central Heating  
Less than 10mins walk from Station

IDEAL INVESTMENT OR FAMILY HOME! PERFECT FOR FIRST-TIME BUYERS TOO. NO ONWARD CHAIN

OPEN HOUSE SATURDAY THE 9TH OF JULY 1PM. CALL OR EMAIL TO REGISTER YOUR INTEREST!

Anglowide Estates are pleased to present for sale this Three Bedroom Two Receptions mid-Terraced house in Rainham RM13. This property boasts two spacious separate receptions, separate kitchen, big rear garden and front lawn on the ground floor. The first floor boasts three spacious bedrooms (two doubles and one good size single). Property is in good condition. Does not require any major work.

This property is ideally located. It's less than 10 mins walk from the train station and the big Tesco superstore. It's also 5 mins walk from the popular Upminster Road with loads of local shops, restuarants, banks and other social amenities. The property is within catchment area of many of the best schools in Rainham.

Currently tenanted. Good tenant with good rent record. Option to buy with tenant or vacant possession.

**Dimensions:**

**FIRST FLOOR:**

Reception One: 3.75m x 3.06m

Reception Two: 4.20m x 3.55m

Kitchen: 2.75m x 2.11m

Garden: 80ft

**SECOND FLOOR:**

Room One: 3.79m x 3.32m

Room Two: 3.57m x 3.10m

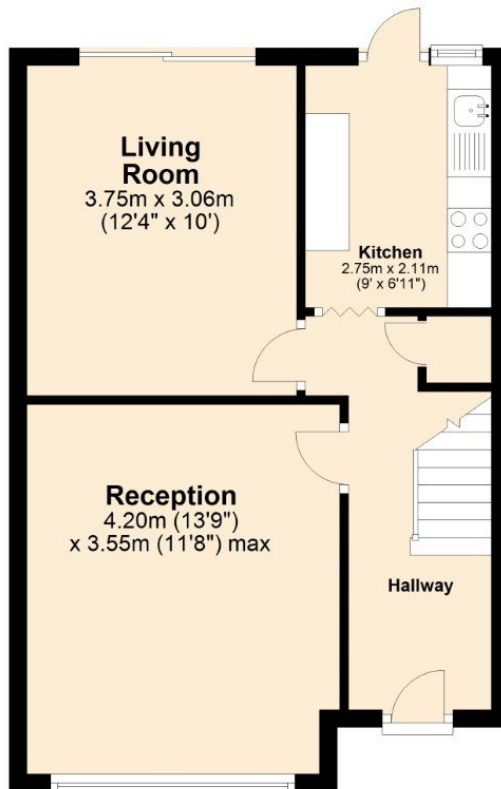
Room Three: 2.53m x 2.14m

**FREEHOLD! NO CHAIN!**

Email us to register your interest and book your viewing. Visit our website for any further information or enquiries.

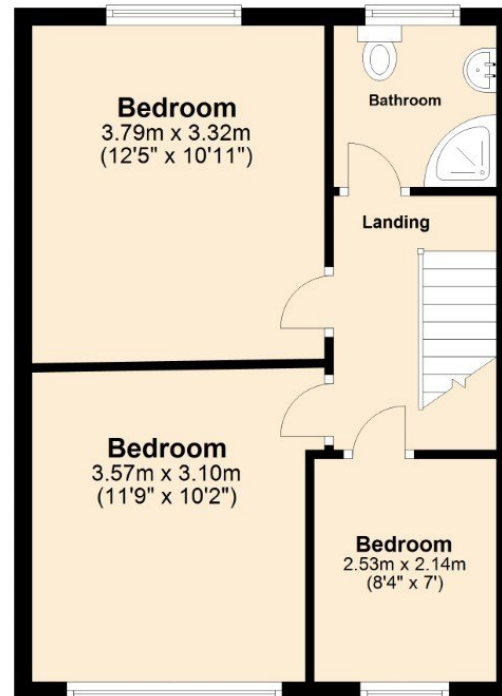
### Ground Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



### First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Total area: approx. 80.5 sq. metres (866.1 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	87	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 