



## Nelson Road

Rainham, RM13 8AP

**Guide Price £375,000**

Freehold

- END TERRACE FAMILY HOME
- OPEN PLAN LOUNGE
- EXTENDED KITCHEN/DINER
- GROUND FLOOR CLOAKROOM
- THREE GOOD SIZE BEDROOMS
- DETACHED GARAGE
- EPC – D



For more information or an appointment to view

**01708 748956** or **info@accordhomes.co.uk**

# \* \* \* GUIDE PRICE £375,000 to £400,000 \* \* \*

Located within the Cherry Tree area of Rainham and only a short stroll to all local amenities is this well presented end terraced house. Having previously been extended to the rear the accommodation comprises of an open plan lounge, spacious kitchen/diner and cloak room to the ground floor with three good size bedrooms and modern family bathroom to the first. Externally, the property offers a delightful west facing rear garden with the added advantage of a detached garage and off street parking to front.

## Entrance Porch

Double glazed double doors with matching side lights, dado rail, inset ceiling spot lights, vinyl floor covering, further panelled entrance door to:

## Lounge 17' 7" x 16' 2" (5.37m x 4.93m)

Double glazed window to front, stairs rising to first floor with turned balustrade and storage cupboard under, feature fire surround with open effect fire and tiled hearth, adjoining built in dresser unit with low level storage and glazed display over, two radiators, coved cornice to ceiling, fitted carpet.

## Kitchen/Diner 19' 10" x 16' 1" (6.04m x 4.91m)

Double glazed windows to both side and rear, a full range of white cathedral style wall and base level units including larder style units, drawer stack units, open end display and glazed display cabinets, ample roll edged work top surfaces with inset one and a half bowl sink unit with mixer tap, recess for free standing cooker with extractor hood over, further recess for appliances, concealed lighting, tiled splashback with inset border design, radiator, coved cornice to ceiling, fitted carpet, door to:

## Rear Lobby

Double glazed door to rear, radiator, vinyl floor covering, door to:

## Ground Floor Cloakroom

Opaque double glazed window to rear, half tiled walls with fixed vanity mirror, modern white suite comprising of low level WC and wall mounted wash hand basin, chrome heated towel rail, vinyl floor covering.

## First Floor Landing

Attractive turned balustrade, textured ceiling with access to loft area, built in storage cupboard, fitted carpet.

## Bedroom One 11' 5" x 10' 2" (3.49m x 3.11m)

Double glazed window to rear, range of fitted wardrobes to one wall, coved cornice to ceiling, radiator, fitted carpet.

## Bedroom Two 10' 0" x 7' 6" (3.05m x 2.29m)

Two double glazed windows to front, double radiator, fitted carpet.

## Bedroom Three 11' 0" x 8' 6" (3.36m x 2.59m)

Double glazed window to front, range of mirror fronted wardrobes to one wall, decorative coved cornice to ceiling, radiator, fitted carpet.

## Bathroom/WC 6' 8" x 5' 8" (2.04m x 1.72m)

Opaque double glazed window to rear, a modern white suite comprising of a panelled bath with mixer tap and shower attachment along with an independent thermostatically controlled shower with dual glazed screen, pedestal wash hand basin and low level WC, fully tiled walls, chrome heated towel rail, vinyl floor covering.



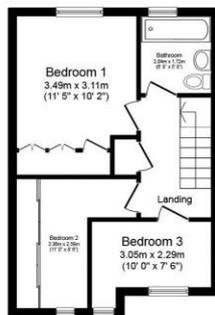


**Rear Garden**

Measuring approximately 40' in length the westerly facing rear garden commences with an immediate sunken patio area, remainder is laid predominantly to lawn with well stocked flower beds, personal pathway leading to a secondary patio area located to the rear, personal side access along with pedestrian access to rear along with rear right of way to detached garage with up and over door, power and lighting and personal access to rear garden.

**Frontage**

Ideally paved to provide of street parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(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

Total floor area 92.0 sq. m. (990 sq. ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.