

Parsonage Road

Rainham

Parsonage Road
Rainham
£375,000
Freehold

- CASH BUYERS ONLY
- SITUATED ON THE POPULAR UPMINSTER ROAD NORTH AREA OF RAINHAM
- TWO BEDROOM SEMI DETACHED BUNGALOW
- HUGE POTENTIAL FOR EXPANSION, SUBJECT TO THE NECESSARY PLANNING CONSENTS
- 17' LIVING ROOM
- 16' KITCHEN/DINER WITH SEPARATE UTILITY ROOM
- 40’ APPROX. SOUTH EAST FACIING REAR GARDEN
- 29' DETACHED GARAGE ACCESSED FROM THE REAR
- FOUR PIECE FAMILY BATHROOM/WC
- COUNCIL TAX BAND: D









ENTRANCE VIA :
Entrance door to:

ENTRANCE HALL :
Doors to accommodation.

BEDROOM ONE :
15'2 ma. x 10'3.
Double glazed window to front, range of fitted wardrobes with bridging unit over.

BEDROOM TWO :
10'9 x 7'1.
Double glazed window to front, radiator, beamed ceiling with inset spotlights.



FAMILY BATHROOM :
Obscure double glazed window to flank. Four piece suite comprising: panelled bath with telephone style mixer tap shower attachment, corner shower cubicle with wall mounted shower, pedestal wash hand basin, low level wc. Heated towel rail, wood effect flooring, part complementary tiling to walls, beamed ceiling with inset spotlights.

LIVING ROOM :
17' x 10'9 max.
Radiator, feature fireplace, beamed ceiling, open plan to kitchen/diner, door to:

UTILITY ROOM :
8'1 x 6'.
Double glazed window to flank, base level unit with work surfaces over, inset stainless steel sink drainer unit with mixer tap, space for appliances, wall mounted Vaillant boiler, radiator.

KITCHEN/DINER :
16'11 x 7'1.
Double glazed window to rear, double glazed French doors to rear leading to garden, range of base level units and drawers with work surfaces over, inset one and a half sink drainer unit with mixer tap, integrated oven and hob with stainless steel extractor hood over, integrated washing machine, space for further appliances, range of matching eye level cupboards, radiator, tiled flooring, part beamed ceiling.

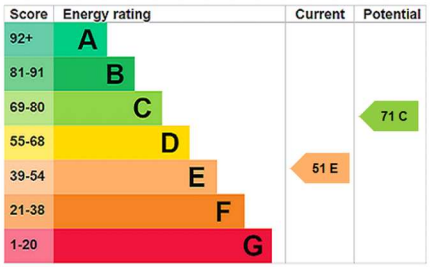
SOUTH EAST FACING REAR GARDEN :
40’ approx.
Commencing patio area, remainder laid to lawn, further patio area.

GARAGE :
29'11 x 16'11 max. (irregular shape).
Accessed via the rear on Allen Road.
Up and over door, personal door and window to rear.

FRONT OF PROPERTY :
Brick retaining wall, mainly laid to lawn, gated side access.

AGENTS NOTE :
Please note there is spray foam insultation in the loft, making the mortgage application process notoriously difficult to obtain a mortgage. Hence that, we as the selling agent are advertising this as Cash Buyers only purchase.

BUYERS INFORMATION PACK :
Please see below the link to access the Buyers Information Pack/TA forms:
https://res.gazeal.co.uk//bip-docs?appuid=7587204896a5f5351304a15014117661



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Main area: Approx. 64.3 sq. metres (691.9 sq. feet)
Plus garages, approx. 34.6 sq. metres (372.4 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.
Agents Aperture
agentsaperture.co.uk
Plan produced using PlanUp.

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurate as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

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