

DURDEN & HUNT

INTERNATIONAL



Orchard Avenue, Rainham RM13

Offers In Excess Of £375,000

- Open Plan Living And Dining Area
- Garden And Patio Area
- Three Bedrooms, One With Fitted Wardrobes
- Off Road Parking
- Modern Family Shower Room
- Excellent Transport Links

159 High Street, Hornchurch, Essex, RM11 3YD
01708 202 777

hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Orchard Avenue, Rainham RM13

Open Plan Living And Dining Area – Three Bedrooms, One With Fitted Wardrobes – Modern Family Shower Room – Garden And Patio Area – Off Road Parking – Excellent Transport Links



Council Tax Band: C



Durden and Hunt welcome to the market this charming, three bedroom mid-terrace home located in a quiet cul-de-sac in Rainham.

Internally this well kept property offers a large open plan living and dining room and a linked kitchen, that offers access to the garden.

The first floor consists of three bedrooms, one with fitted wardrobes, with all complemented by a modern shower room.

Externally this property benefits from a rear garden with lawn and patio area, alongside a shed. To the front of the property you will find off road parking.

Ideally located close to local shops, schools and amenities it has excellent transport links including A13, M25 and Rainham train station.

Owner Advised Features:

New boiler and most radiators

Electrics checked

Consumer Protection from Unfair Trading Regulations

2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and

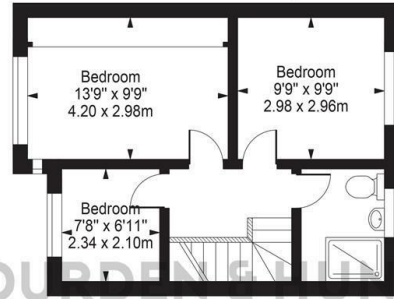
facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.

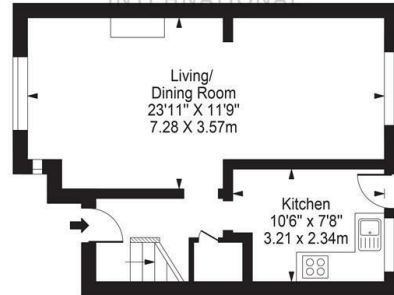




Orchard Avenue
 Approx. Gross Internal Area 797 Sq Ft - 74.01 Sq M



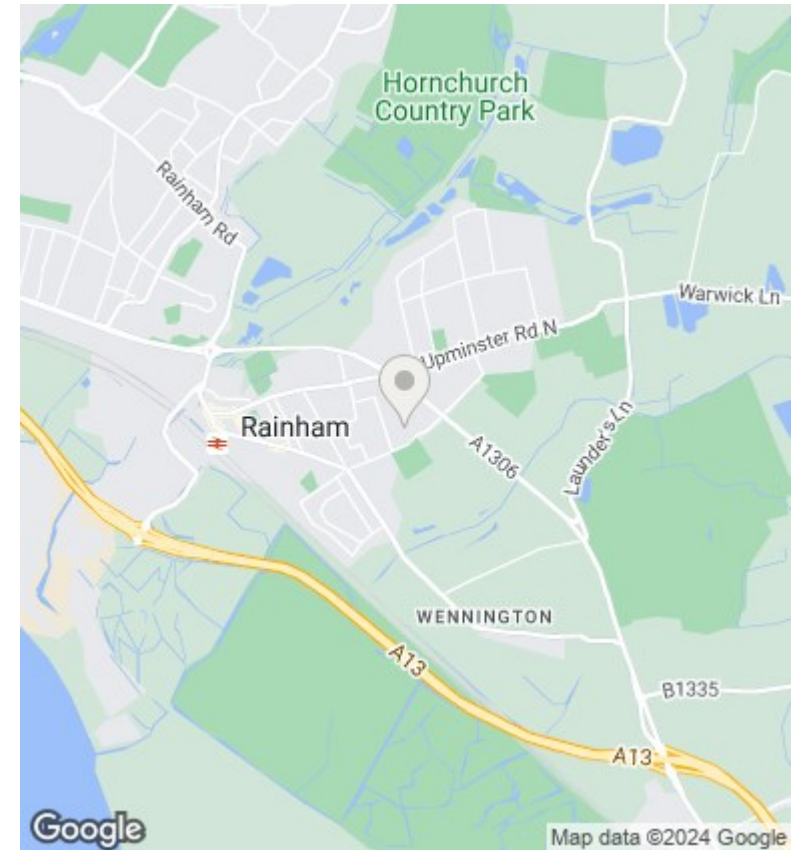
First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	