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 HARRISONS
REEVE



119 Orchard Street

• Rainham

Price: Price Range £400,000



119, Orchard Street, , ME8 9AH

Price Range £400,000

- ANOTHER PROPERTY SOLD BY HARRISONS REEVE (SSTC)
- FOUR BEDROOM SEMI DETACHED HOME WITH GARAGE & DRIVEWAY
- PRICE RANGE £400,000 TO £425,000
- DOWNSTAIRS SHOWER ROOM & WC & UTILITY ROOM
- DOWNSTAIRS BEDROOM
- LARGE CORNER PLOT
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- CLOSE TO SCHOOLS & AMENITIES
- CTAX BAND: D
- EPC RATING: C

PRICE RANGE £400,000 TO £425,000

Nestled in the charming area of Orchard Street, Rainham, this delightful semi-detached house offers a perfect blend of comfort and potential. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

The house features two well-appointed bathrooms, including a convenient downstairs shower room and WC, making it practical for busy households. The utility room adds to the functionality of the home, providing extra space for laundry and storage.

Set on a large corner plot, this property boasts a generous outdoor area, perfect for children to play or for gardening enthusiasts to cultivate their green thumb. The garage and driveway offer secure parking and additional storage options, enhancing the overall convenience of the home.

Moreover, there is significant potential to extend the property, subject to planning permission, allowing you to tailor the space to your specific needs and desires. This semi-detached house on Orchard Street is not just a home; it is a canvas for your future aspirations. With its prime location and versatile living spaces, this property is a wonderful opportunity for those looking to settle in Rainham.

EPC Rating: C

Entrance Hall

5'10" x 10'11" (1.80m x 3.34m)

Lounge

10'10" x 13'10" (3.32m x 4.22m)

Dining Room

8'3" x 8'11" (2.52m x 2.74m)

Kitchen

13'6" x 8'11" (4.14m x 2.74m)

Utility Room

10'0" x 5'0" (3.07m x 1.54m)

Lobby

2'7" x 9'1" (0.81m x 2.79m)

Downstairs Shower room

2'7" x 8'11" (0.80m x 2.74m)

Landing

7'5" x 9'9" (2.27m x 2.98m)

Bedroom 1

9'6" x 12'7" (2.92m x 3.86m)

Bedroom 2

9'6" x 10'3" (2.92m x 3.14m)

Bedroom 3

7'5" x 7'4" (2.28m x 2.26m)

Bedroom 4

10'0" x 8'5" (3.07m x 2.59m)

Bathroom

7'4" x 5'6" (2.26m x 1.68m)

Garden

Garage

10'5" x 16'8" (3.18m x 5.10m)

Driveway

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation , including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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