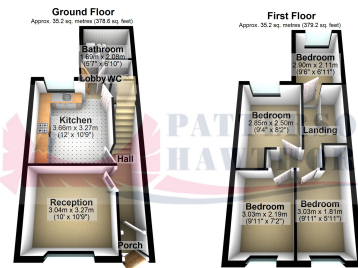


Total area: approx. 70.4 sq. metres (757.8 sq. feet)



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New Road, Rainham

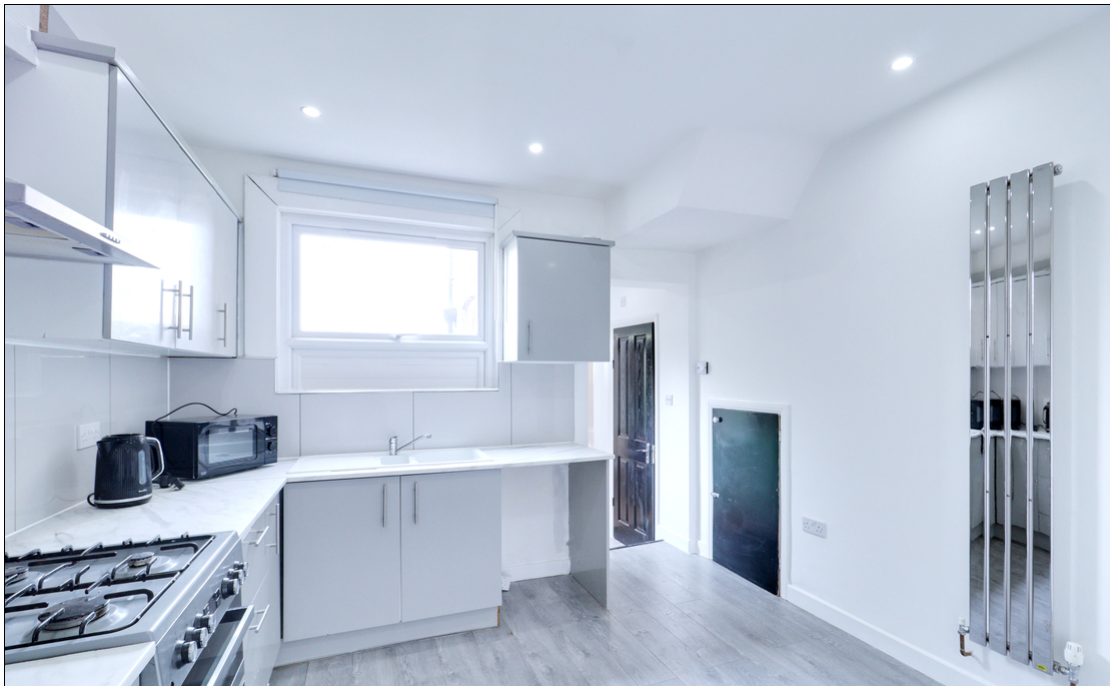
Guide Price £400,000

- GUIDE PRICE £400,000- £425,000
- FOUR BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- FULL BACK-TO-BRICK REFURB
- MODERN CONTEMPORARY INTERIOR DESIGN
- STYLISH NEW KITCHEN WITH INTEGRATED APPLIANCES
- NEW GROUND FLOOR BATHROOM & SEPARATE WC
- FIRE DOORS & INTERLINKED SMOKE ALARMS
- 58' REAR GARDEN WITH NEW FENCING



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GROUND FLOOR

Front Entrance

Via uPVC obscure double glazed window door opening into storm porch, laminate flooring, second front entrance via hardwood door opening into:

Entrance Hall

Inset LED spotlights to ceiling, ceiling-level storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, stairs to first floor.

Reception Room

3.27m x 3.04m (10' 9" x 10' 0") Inset LED spotlights to ceiling, double glazed windows to front, radiator, laminate flooring.

Kitchen / Diner

3.65m x 3.27m (12' 0" x 10' 9") Inset LED spotlights to ceiling, double glazed window to rear, a range of matching wall base units, marble effect laminate works surfaces, one and a half bowl inset sink and drainer with mixer tap, double cooker with four ring gas hob, extractor hood, space and plumbing for appliance, porcelain tiled splash backs, chrome vertical radiator, under stairs storage cupboard, laminate flooring.

Rear Lobby

Inset LED spotlights to ceiling, laminate flooring, uPVC obscure double glazed window door to side opening to rear garden.

Ground Floor WC

1.08m x 1.06m (3' 7" x 3' 6") Low level flush WC, hand wash basin with porcelain tiled splash back set on a base unit with mixer tap, laminate flooring.



Ground Floor Bathroom

20.7m x 1.68m (67' 11" x 5' 6") Inset LED spotlights to ceiling, double glazed windows to side, radiator, P-shaped panelled bath with shower attachment, low-level flush WC, hand wash basin set on a base unit, part tiled walls, radiator, porcelain tiled flooring.

FRIST FLOOR

Landing

Loft hatch to ceiling, inset LED spotlights to ceiling, fitted carpet and part laminate flooring.

Bedroom One

3.72m (Max) x 2.5m (12' 2" x 8' 2") LED spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring.

Bedroom Two

2.89m x 2.11m (9' 6" x 6' 11") Inset LED spotlights to ceiling, obscure double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

3m x 2.19m (9' 10" x 7' 2") Inset LED spotlights to ceiling, double glazed windows to front, radiator, laminate flooring.

Bedroom Four

3.0m x 2.02m (9' 10" x 6' 8") Double glazed windows to front, LED spotlights to ceiling, radiator, laminate flooring.

EXTERIOR

Rear Garden

Approximately 58' (Max) Immediate hardstanding area, attached brick shed housing boiler, remainder laid to lawn.

Front Exterior

Laid to decorative pebbles with hardstanding pathway, potential for off street parking.