

TOTAL FLOOR AREA: 725 sq.ft. (67.3 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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## Gainsborough Road, Rainham

**£390,000**

- THREE BEDROOM TERRACED HOUSE
- 22' DOUBLE RECEPTION ROOM
- 16' GARAGE & DRIVEWAY TO FRONT
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- 45' REAR GARDEN
- SOUGHT AFTER SOUTH HORNCURCH LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS
- IDEAL FIRST TIME BUY







## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch, double glazed windows to front and side, laminate flooring, second front entrance via uPVC door opening into:

### **Hallway**

Under-stairs storage cupboard, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

6.94m x 3.39m (22' 9" x 11' 1") > 3.18m (10' 5") Into double glazed bay windows to front, feature fireplace, radiator, fitted carpet, uPVC framed double doors to rear opening to rear garden.

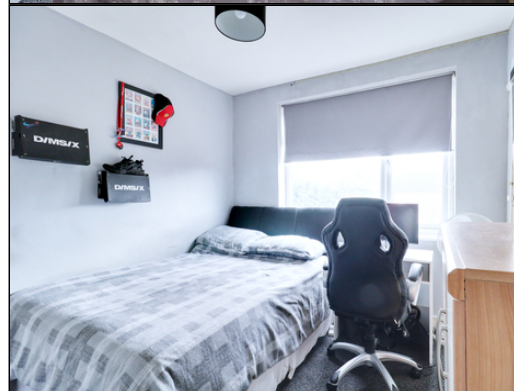
### **Kitchen**

3.04m x 1.84m (10' 0" x 6' 0") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink with mixer tap, integrated oven, four ring electric hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled splash backs, laminate flooring, uPVC door to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, fitted carpet.



### **Bedroom One**

3.89m x 3.2m (12' 9" x 10' 6") Double glazed bay windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.04m x 3.2m (10' 0" x 10' 6") Double glazed windows to rear, built-in storage cupboard, radiator, fitted carpet.

### **Bedroom Three**

2.06m x 1.82m (6' 9" x 6' 0") Double glazed window to front, fitted carpet.

### **Bathroom**

1.8m x 1.67m (5' 11" x 5' 6") Opaque double glazed windows to rear, inset spotlights to ceiling, bath with shower attachment, low-level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, vinyl flooring.

### **Rear Garden**

Approximately 45' to the front of garage, part patio, part laid to lawn.

### **Garage**

4.96m x 3.92m (16' 3" x 12' 10") Metal up and over door to front, hardwood door to rear, power and lighting.

### **Separate Block Brick-Built Shed**

2.37m x 1.68m (7' 9" x 5' 6") Lighting, hardwood door.

### **Front Exterior**

Fully paved giving potential off street parking.