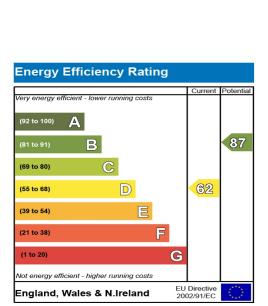
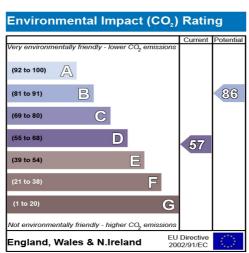


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# Arterial Avenue, Rainham Guide Price £350,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE
- POTENTIAL TO EXTEND STPP
- CLOSE TO AMENITIES & SCHOOLS
- APPROX 1 MILE TO STATION
- OFF STREET PARKING





## **GROUND FLOOR**

#### **Front Entrance**

Via uPVC door with fixed double glazed obscure window panels into storm porch, uPVC framed double glazed fixed obscure side window panels to front aspect, fitted carpet, second door hardwood framed with obscure window panel into:

## **Hallway**

Radiator to side, understairs storage cupboard, fitted carpet.

## Reception

21'8"  $\times$  9'5" (6.60m  $\times$  2.87m) uPVC framed double glazed fixed and casement windows with leaded opening fan lights to front aspect, radiator to side, fitted carpet, uPVC framed sliding doors with fixed double glazed window panels opening to:

#### **Kitchen**

 $31'2'' \times 26'7''$  (9.50m x 8.10m) uPVC framed double glazed fixed window with leaded opening fan light to rear aspect, range of matching wall and base units, laminate work top, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for free standing fridge freezer, integrated oven, four ringed gas hob, tiled splash back, tile effect laminate flooring, rear door is uPVC with fixed double glazed window panels opening to rear garden.









## **FIRST FLOOR**

## Landing

Loft hatch to ceiling, fitted carpet, stairs to:

#### **Bedroom One**

14' 5" x 10' 4" (4.40m x 3.14m) uPVC framed double glazed fixed and casement windows with leaded opening fan lights to front aspect, radiator to front, fitted carpet.

#### **Bedroom Two**

10' 4" x 9' 6" (3.15m x 2.89m) uPVC framed double glazed fixed and casement windows with leaded opening fan light to rear aspect, radiator to rear, fitted carpet.

#### **Bedroom Three**

7'3" x 7'9" (2.20m x 2.35m) uPVC framed double glazed fixed window with leaded opening fan light to front aspect, radiator to front, fitted carpet.

#### **Bathroom**

uPVC framed double glazed opaque fixed window with leaded opening fan light to rear aspect, panelled bath with shower, low level flush WC, hand wash basin, chrome hand towel radiator to side, tiled splash backs, tile effect vinyl flooring.

## **EXTERIOR**

#### **Rear Garden**

Approximately 31ft x 26ft Immediate hard standing and paved area, remainder laid to lawn, garage to side.

#### Garage

Power and lighting and metal up and over door to front.

#### **Front Exterior**

Hard standing drive in front of garage for off street parking, remainder laid to lawn.