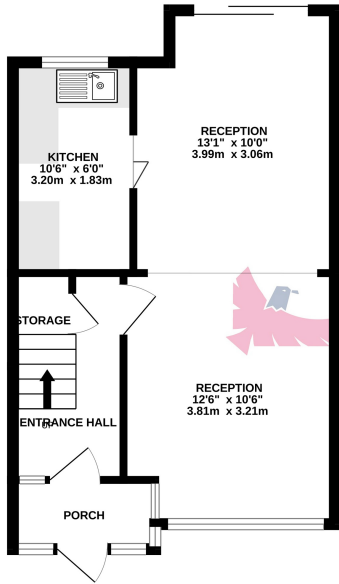
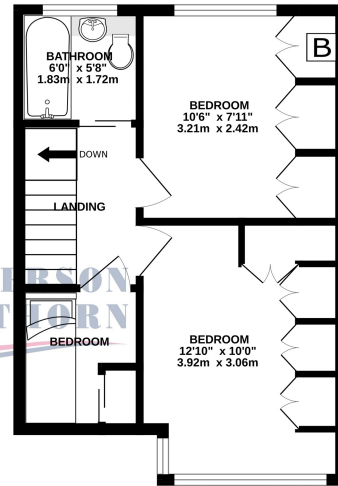


GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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 here are not tested and no guarantee as to their operability or efficiency can be given.  
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## Ellis Avenue, Rainham

£400,000

- THREE BEDROOM TERRACED HOUSE
- 25' DOUBLE RECEPTION ROOM
- 90' REAR GARDEN
- GARAGE & SOUND PROOF ROOM
- (SUBJECT TO PLANNING CONSENTS)
- RE-LAID DRIVE GIVING OFF STREET PARKING
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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## **GROUND FLOOR**

### **Front Entrance**

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

### **Entrance Hall**

Storage cupboard, radiator, laminate flooring, stairs to first floor.

### **Double Reception Room**

7.9m x 3.21m (25' 11" x 10' 6") > 3.04m (10' 0") Double glazed bay windows to front, two fireplaces to front, modern vertical radiator to rear, laminate flooring, uPVC framed double glazed sliding door to rear opening to rear garden.

### **Kitchen**

3.15m x 1.82m (10' 4" x 6' 0") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap and water filter tap, space for cooker, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash back, vinyl flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling leading to part boarded loft, a range of ceiling level storage cupboards, fitted carpet.

### **Bedroom One**

3.92m x 3.0m (12' 10" x 9' 10") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.21m x 3.0m (10' 6" x 9' 10") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Three**

2.14m x 1.8m (7' 0" x 5' 11") Double glazed windows to front, radiator, fitted wardrobes, fitted bed unit with a range of base and drawer units, fitted carpet.

### **Bathroom**

3.0m x 1.72m (9' 10" x 5' 8") Double glazed windows to rear, low-level flush WC, hand wash basin set on a laminate surface over a base unit, panelled bath, shower, part tiled walls, radiator, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 90'

### **Sound Proof Room & Garage**

Sound proof room with air conditioning and garage to rear.

### **Front Exterior**

Paved giving off street parking for two cars, raised flowerbed border.

