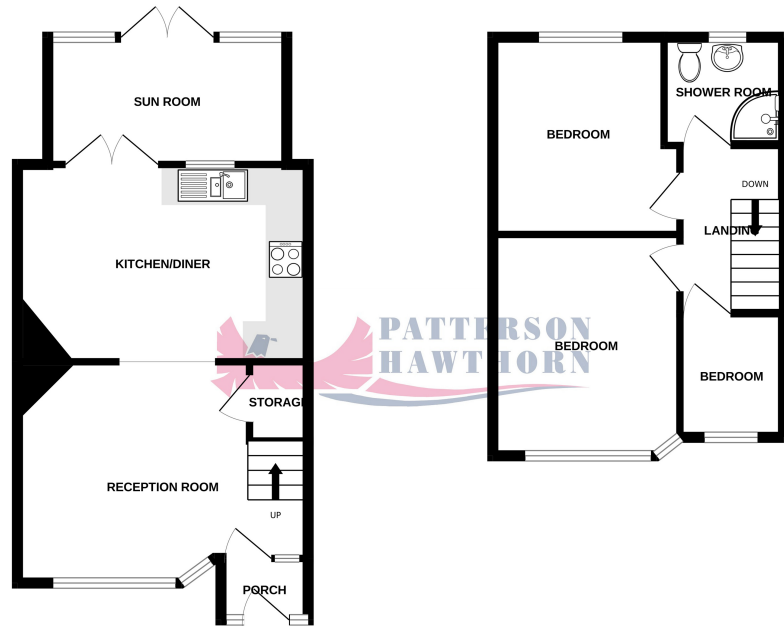


GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metrepro 12/2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Ashwood Avenue, Rainham

Guide Price £375,000

- THREE BEDROOMS TERRACED HOUSE
- 15' RECEPTION, KITCHEN/DINER & SUN ROOM
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- 40' REAR GARDEN WITH BLOCK SHED
- APPROX 0.6 MILES TO RAINHAM C2C STATION
- SOUGHT AFTER LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES & MAJOR ROADS
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Front Entrance

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

Reception Room

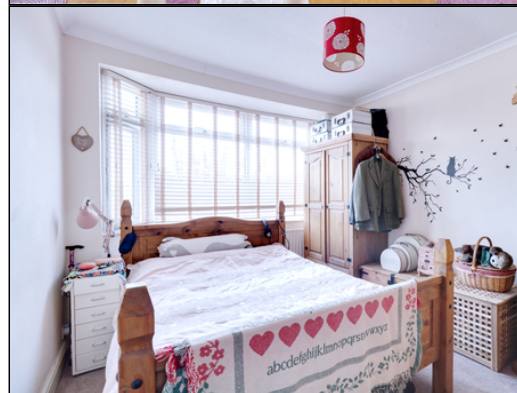
4.72m x 3.6m (15' 6" x 11' 10") Double glazed bay windows to front, two radiators, feature fireplace, under-stairs storage cupboard housing gas and electricity metres and fuse box, fitted carpet, stairs to first floor.

Kitchen / Diner

4.73m x 3.21m (15' 6" x 10' 6") Kitchen area: inset spotlights to ceiling, double glazed windows to rear, a range of matching integrated handled wall and base units, oak work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, integrated dishwasher, space for freestanding fridge freezer, laminate flooring, dining area: radiator, laminate flooring, uPVC framed double doors opening into:

Sunroom

3.86m x 2.07m (12' 8" x 6' 9") Inset spotlights to ceiling, double glazed windows to rear, oak work surface over space and plumbing for washing machine, hardwood flooring, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with pull-down ladder leading to loft, fitted carpet.

Bedroom One

3.8m x 3.04m (12' 6" x 10' 0") Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Two

3.25m x 3.04m (10' 8" x 10' 0") > 2.67m (8' 9") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

1.98m x 1.59m (6' 6" x 5' 3") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.95m x 1.77m (6' 5" x 5' 10") Double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, radiator, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 40' Immediate wrap-around paved pathway, remainder laid to lawn with raised brick flowerbed border.

Detached Block Shed

4.29m x 2.48m (14' 1" x 8' 2")

Front Exterior

Fully paved giving off street parking.