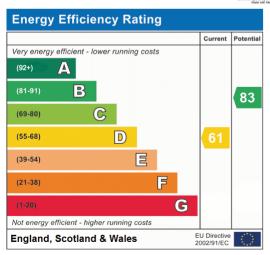
GROUND FLOOR
 1ST FLOOR

 506 sq.ft. (47.0 sq.m.) approx.
 401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 sq.m.) approx.

Whilst every attengt has been made to ensure the accuracy of the footplan contained here, measurement of doors, introduces, accuracy and the footplan contained has not responsibility to sixten for any error certains or mis-statement. This pira is for high standarder purposes only and should be used as such by any prospective profilement. The services, systems and applicates of shorts have not been decaded and to guitarn or prospective profilement. The services, systems and applicates of shorts have not been decaded and to guitarn and the services of the services of



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Melville Road, Rainham £365,000

- THREE BEDROOMS END OF TERRACE HOUSE
- NO ONWARD CHAIN
- POTENTIAL GROUND FLOOR 4TH BEDROOM
- LOCATED IN THE HEART OF SOUGHT AFTER RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- RESIDENTS PERMIT PARKING
- ONLY 0.4 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES, A13 & M25
- IDEAL FIRST TIME BUY





GROUND FLOOR

Front Entrance

Via hardwood door opening into porch, loft hatch to ceiling, tiled flooring, hardwood framed door opening into:

Hallway

Double glazed window to rear, radiator, part tiled flooring, part laminate flooring, stairs to first floor.

Reception Room One

4.07m x 3.24m (13'4" x 10'8"). Double glazed windows to front, radiator, feature fireplace, fitted carpet.

Reception Room Two

4.07m x 3.2m (13' 4" x 10' 6"). Double glazed windows to side and rear, radiator, laminate flooring, feature fireplace, under stairs storage cupboard housing metres and fuse box.

Kitchen

 $3.38 \,\mathrm{m} \times 2.67 \,\mathrm{m}$ ($11'1'' \times 8'9''$). Inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, space and plumbing for washing machine and dishwasher, four ring induction hob, extractor hood, tiled walls, tiled flooring, uPVC door to side opening to rear garden.



Bathroom

2.48m x 2.48m (8' 2" x 8' 2") (Max). Double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, built-in storage cupboard housing boiler, part tiled walls, radiator, vinyl tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, radiator, fitted carpet.

Bedroom One

4.07m x 3.21m (13' 4" x 10' 6"). Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

 $3.23 \,\mathrm{m} \times 2.5 \,\mathrm{m}$ (10' 7" x 8' 2"). Double glazed windows to rear, built-in storage cupboard, fitted carpet.

Bedroom Three

 $3.41 \,\mathrm{m}\,\mathrm{x}\,2.33 \,\mathrm{m}\,(11'\,2''\,\mathrm{x}\,7'\,8'')$. Double glazed window to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 48' (Max). Mostly paved, part laid to lawn, timber shed to rear, access to front via timber gate.

Front Exterior

Paved front garden.