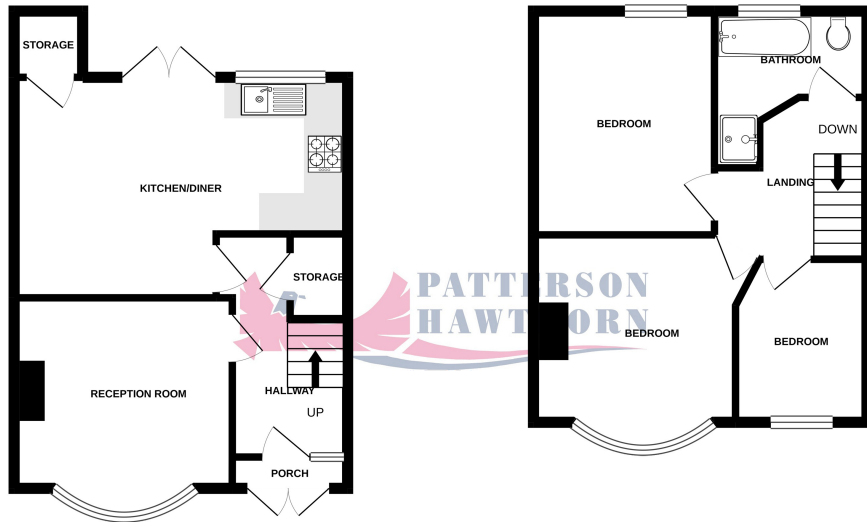


GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq ft. (73.1 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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## Arterial Avenue, Rainham

£365,000

- THREE BEDROOMS BAY FRONTED TERRACED HOUSE
- LOCATED IN THE HEART OF SOUGHT AFTER RAINHAM VILLAGE
- REAR GARDEN IN EXCESS OF 80'
- POTENTIAL TO EXTEND STPP
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13 & M25
- 0.8 MILES TO RAINHAM C2C STATION
- IDEAL FIRST TIME BUY



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## **GROUND FLOOR**

### **Front Entrance**

Via double uPVC framed doors opening into stone porch, tiled flooring, second front entrance via hardwood door opening into:

### **Hallway**

Under-stairs storage cupboard housing gas and electricity meters, radiator, hardwood flooring, stairs to first floor.

### **Reception Room**

3.88m x 3.53m (12' 9" x 11' 7") Into double glazed bay window, radiator, feature fireplace, hardwood flooring.

### **Kitchen / Diner**

5.38m > 3.25m (17' 8" > 10' 8") x 3.56 m > 2.52 m Kitchen area: double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, four ringed gas hob, extractor hood, integrated oven, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, tile effect vinyl flooring. Dining area: uPVC framed double doors to rear opening to rear garden, feature fireplace, built-in storage cupboard, radiator, tile effect vinyl flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling leading to boarded loft, wood grain effect vinyl flooring.

### **Bedroom One**

3.96m x 3.33m (13' 0" x 10' 11") Double glazed bay window to front, wood grain effect vinyl flooring.

### **Bedroom Two**

3.61m x 2.95m (11' 10" x 9' 8") Double glazed windows to rear, fitted carpet.

### **Bedroom Three**

2.4m x 2.12m (7' 10" x 6' 11") Double glazed windows to front, wood grain effect vinyl flooring.

### **Bathroom**

2.47m x 2.54m (8' 1" x 8' 4") > 1.36m (4' 6") Opaque double glazed windows to rear, low level flush WC, panelled bath with shower attachment, hand wash basin, open rainfall shower cubicle.

## **EXTERIOR**

### **Rear Garden**

Approximately 83ft - Immediate hard standing area, remainder mostly laid to lawn with bush and plant borders, timber shed to rear.

### **Front Exterior**

Paved with bush and plant borders giving potential of street parking.