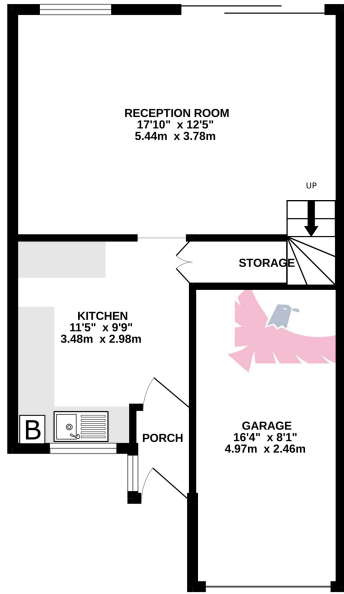
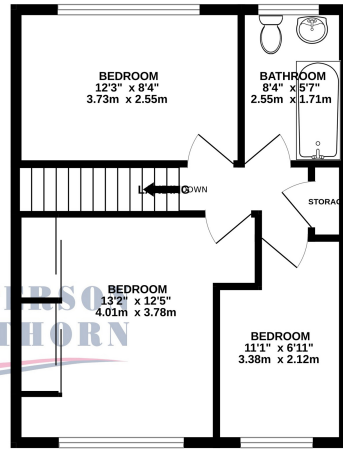


GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.9 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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## Frederick Road, Rainham

### Guide Price £400,000

- GUIDE PRICE £400,000 - £425,000
- THREE DOUBLE BEDROOM TERRACED HOUSE
- WELL MAINTAINED & PRESENTED THROUGHOUT
- 16' ATTACHED GARAGE WITH HUGE POTENTIAL TO CONVERT (LIKE NEIGHBOURS)
- 17' RECEPTION ROOM
- EASILY MAINTAINED 28' REAR GARDEN
- OFF STREET PARKING
- SOUGHT AFTER ROAD
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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## **Ground Floor**

### **Front Entrance**

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

### **Kitchen**

3.48m x 2.98m (11' 5" x 9' 9") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, breakfast bar area, boiler, under stairs storage cupboard, radiator, vinyl flooring.

### **Reception Room**

5.45m x 3.77m (17' 11" x 12' 4") Double glazed windows to rear, two radiators, laminate flooring, uPVC framed double glazed sliding door to rear opening to rear garden, stairs to first floor.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft with lighting, storage cupboard, laminate flooring.



### **Bedroom One**

3.78m x 3.22m (12' 5" x 10' 7") Double glazed windows to rear, radiator, fitted wardrobes, laminate flooring.

### **Bedroom Two**

3.72m x 2.54m (12' 2" x 8' 4") Double glazed windows to front, radiator, laminate flooring.



### **Bedroom Three**

3.34m x 2.12m (10' 11" x 6' 11") Double glazed windows to rear, radiator, laminate flooring.

### **Bathroom**

2.8m x 1.59m (9' 2" x 5' 3") Obscure double glazed windows to front, low level flush WC, hand wash basin, panelled bath, shower, chrome hand towel radiator, vinyl flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 28' Immediate raised decking area, remainder laid to artificial grass.

### **Attached Garage**

4.97m x 2.36m (16' 4" x 7' 9")

### **Front Exterior**

Part paved giving off street parking, part laid to decorative pebbles.

