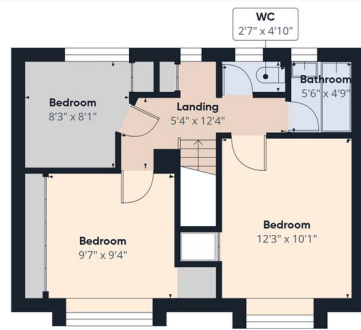




Floor 0



Floor 1

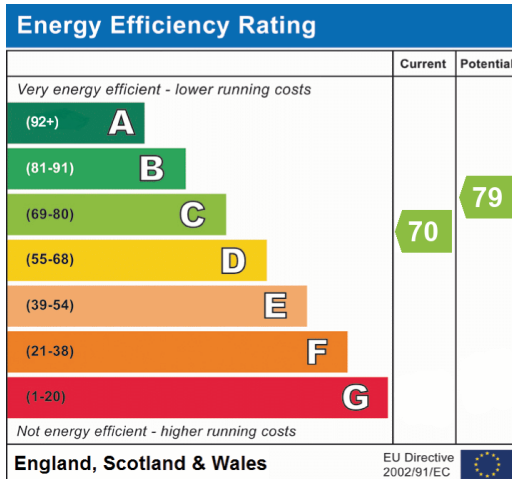
Approximate total area¹
846 ft²
Reduced headroom
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Deere Avenue, Rainham

£340,000

- THREE BEDROOM TERRACE HOUSE
- NO ONWARD CHAIN
- IN NEED OF MODERNISATION
- 18' RECEPTION ROOM
- UTILITY ROOM / POTENTIAL OFFICE
- 50' REAR GARDEN WITH GATED PARKING TO REAR
- ADDITIONAL 19' FRONT GARDEN
- AMPLE ON STREET PARKING TO FRONT
- CLOSE TO SHOPS, AMENITIES & SCHOOLS





GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Radiator, stairs to first floor, access to accommodation.

Reception Room

5.54m x 3.41m (18' 2" x 11' 2") Double windows to front, two radiators, aluminium framed double glazed sliding door to rear opening to rear garden, sliding hatch linking rear of reception room to kitchen.

Kitchen

4.1m x 3.05m (13' 5" x 10' 0") Windows with secondary glazing to rear, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for cooker, space for further appliances, boiler, part tiled walls, radiator, vinyl flooring, aluminium framed obscure double glazed single door to rear opening to rear garden, access to:

Utility Room / Potential Office

2.37m x 2.21m (7' 9" x 7' 3") Obscure double glazed window to front, hardwood single door to front, wall mounted gas and electricity metres and fuse box.



FIRST FLOOR

Landing

Loft hatch to ceiling, window with secondary glazing to rear, built-in storage cupboard.

Bedroom One

3.76m x 3.13m (12' 4" x 10' 3") Double glazed windows to front, radiator, built-in storage cupboard.

Bedroom Two

3.41m x 2.92m (11' 2" x 9' 7") Double glazed windows to front, radiator, built-in storage cupboard.

Bedroom Three

2.53m x 2.47m (8' 4" x 8' 1") (Max) Windows with secondary glazing to rear, radiator, built-in storage cupboard.

Bathroom

1.7m x 1.45m (5' 7" x 4' 9") Obscure window with secondary glazing to rear, bath with shower attachment, hand wash basin, radiator, tiled walls.

Separate WC

1.46m x 0.8m (4' 9" x 2' 7") Obscure window with secondary glazing to rear, high level flush WC, tiled walls.



EXTERIOR

Rear Garden

Approximately 50' Mostly laid to soil with hardstanding areas to front and rear and a linking pathway, double timber gates to rear giving car access and off street parking.

Front Exerior

Approximately 19' Mostly laid to lawn with hardstanding path, small paved area and raised brick flowerbed.

