

Syracuse Avenue, Rainham, RM13 9SR



GUIDE PRICE £425,000 - £450,000

WILLIAMS & DONOVAN - in a desirable cul-de-sac location where properties rarely come to the market, is this three bedroom extended mid terraced house. This property benefits from having two reception areas; kitchen measuring 17'; two double bedrooms; 60' South backing rear garden with garage and must be viewed to fully appreciate the location and accommodation on offer. EPC rating - E. Our ref: 14800



Tel: 01268 755252

www.williamsanddonovan.com



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Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY 14' 7" x 6' (4.44m x 1.83m)

Coved and skimmed ceiling. Obscure uPVC double glazed lead light to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Two under stairs storage cupboards. Radiator. Laminate wood effect floor. Doors to:

LOUNGE 13' into bay x 11' (3.96m x 3.35m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Laminate wood effect floor. Open plan to:

DINING ROOM 11' 4" x 10' 9" (3.45m x 3.28m)

Coved and skimmed ceiling. UPVC double glazed French style doors leading to and overlooking REAR GARDEN. Laminate wood effect floor.



KITCHEN 17' reducing to 9' 9" x 8' 2" (5.18m > 2.97m x 2.49m)

Coved and skimmed ceiling. Spotlight insets. UPVC double glazed lead light window to rear aspect. UPVC double glazed door to side aspect. Range of base and eye level units. Roll edged working surfaces. Inset sink with chrome mixer tap. Space and plumbing for washing machine. Electric cooker to remain with extractor hood over. Dishwasher, fridge and freezer to remain. Wall mounted combination gas boiler. Radiator. Tiled floor.

FIRST FLOOR LANDING

Coved and skimmed ceiling. Loft access hatch (loft has potential for a conversion subject to planning consents). Doors to:

BEDROOM ONE 11' 8" x 10' 10" (3.56m x 3.3m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Built in storage cupboard.

Radiator. Laminate wood effect floor.



BEDROOM TWO 11' x 10' 2" (3.35m x 3.1m)

Coved and skimmed ceiling. UPVC double glazed lead light window to rear aspect. Radiator. Laminate wood effect floor.



BEDROOM THREE 7' x 5' 10" (2.13m x 1.78m)

Coved and skimmed ceiling. UPVC double glazed lead light window to front aspect. Radiator.



SHOWER ROOM 6' 7" x 5' 10" (2.01m x 1.78m)

Coved and skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted wash hand basin and shower cubicle. Part tiled walls. Chrome heated ladder style towel rail. Laminate wood effect floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent block paved driveway providing off street parking for two vehicles.

The **REAR GARDEN** is South backing and measures approx. 60'. Commencing with paved patio and paved pathway to rear. Lawn areas to each side of path. Various flower beds with a variety of mature flowers and shrubs. Access gate to rear of GARAGE and further gate providing access to access road.



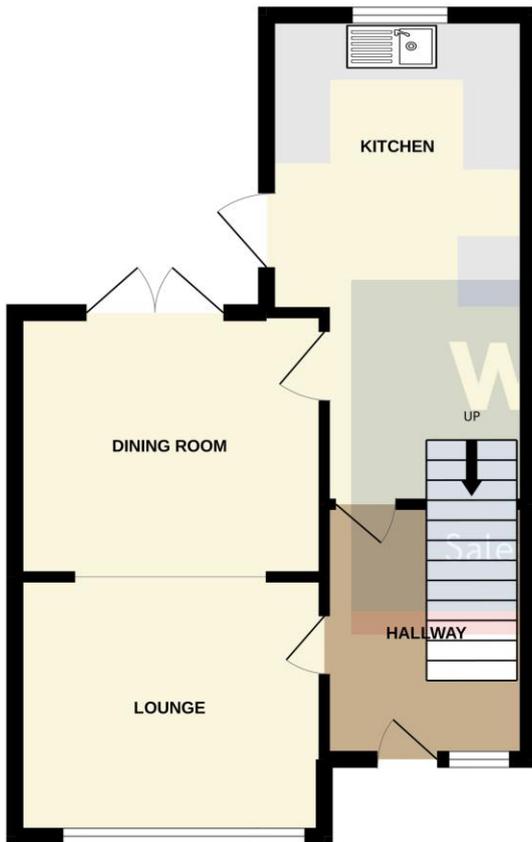
GARAGE 16' 4" x 8' 3" (4.98m x 2.51m)

With up and over door. Window to rear. Door to side providing access to REAR GARDEN.



GROUND FLOOR

1ST FLOOR



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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