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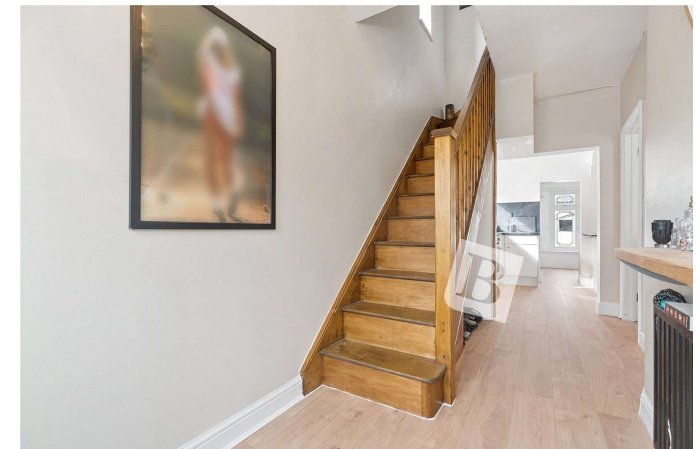
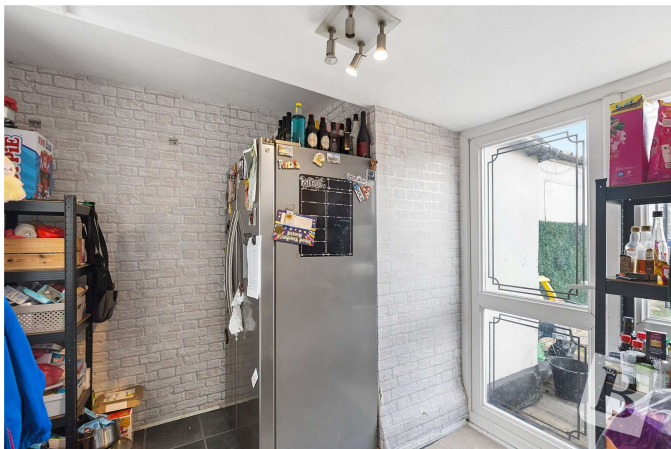


Victory Road
Rainham



Victory Road Rainham £450,000 Freehold

- THREE BEDROOM SEMI DETACHED FAMILY HOME
 - 25' LOUNGE/DINER
 - SEPARATE GARDEN ROOM
- FITTED KITCHEN WITH SEPARATE UTILITY ROOM
 - FIRST FLOOR FAMILY BATHROOM/WC
- 61' NORTH WEST FACING REAR GARDEN WITH REAR ACCESS
 - OFF STREET PARKING
- DETACHED GARAGE ACCESSED VIA THE REAR
 - CLOSE TO AMENITIES & INGREBOURNE HILL
- SITUATED 0.9 MILES TO RAINHAM C2C STATION PROVIDING EASY ACCESS TO LONDON FENCHURCH STREET
- CLOSE TO LA SALETTE CATHOLIC PRIMARY SCHOOL
- LOCAL BUS ROUTES PROVIDING EASY ACCESS TO ELM PARK DISTRICT LINE STATION
 - COUNCIL TAX BAND: D



ENTRANCE VIA :

Entrance door to:

ENTRANCE HALL :

Double glazed window to front, stairs to first floor, radiator, wood effect flooring, doors to accommodation.

LOUNGE/DINER :

25'4 x 11'11.

Double glazed box bay window to front, feature fireplace, wood effect flooring, dado rail, ceiling with cornice coving and ornate ceiling rose, opening to:

GARDEN ROOM :

14'6 x 8'4.

Double glazed window to rear, access to loft, wood effect flooring, ceiling with inset spotlights, opening to kitchen, door to utility.

KITCHEN :

9'2 x 6'5.

Double glazed window to side, range of base level units and drawers with work surfaces over and matching upstands, inset stainless steel one and a half sink drainer unit with mixer tap, integrated oven and hob, wood effect flooring.

UTILITY ROOM :

8'11 x 8'4 max.

Double glazed door to front, double glazed French doors to rear leading to rear garden, tiled flooring.

FIRST FLOOR LANDING :

Double glazed window to side, doors to accommodation.

BEDROOM ONE :

13'4 max. x 10'2.

Double glazed box bay window to front, wood effect flooring, ceiling with cornice coving.

BEDROOM TWO :

11'1 x 10'11.

Double glazed window to rear, storage cupboard, wood effect flooring, ceiling with cornice coving.

BEDROOM THREE :

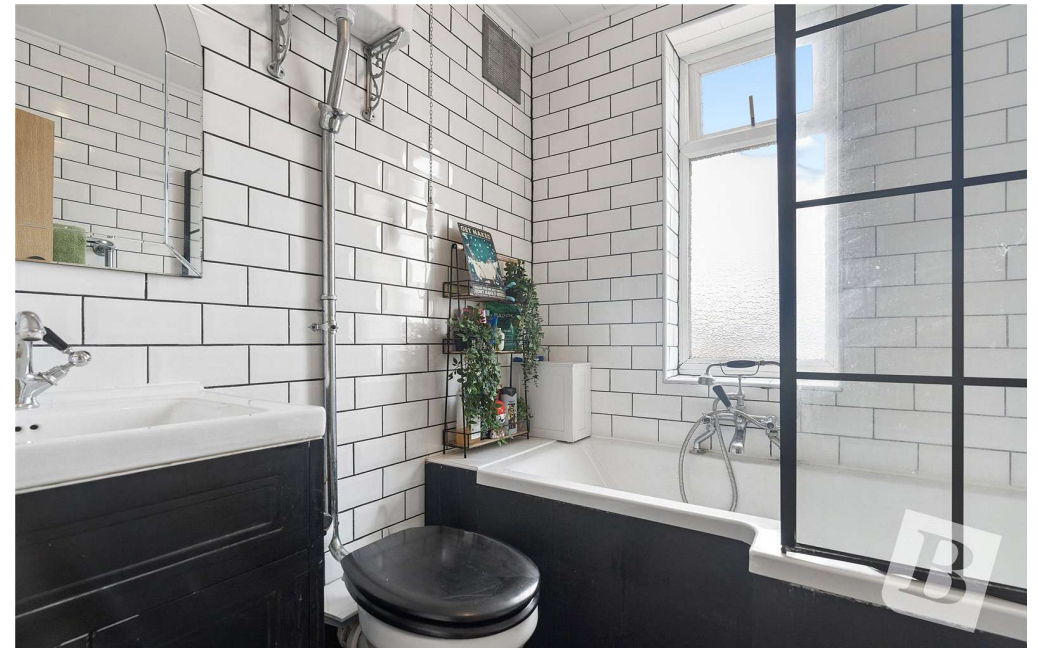
8'5 x 7'3.

Double glazed window to front.









FAMILY BATHROOM/WC :

Obscure double glazed window to rear. Suite comprising: panelled bath with glazed shower screen and telephone style mixer tap shower attachment, vanity wash hand basin with mixer tap and cupboard under, high level wc with chain flush. Heated towel rail, complementary tiling to walls.

NORTH WEST FACING REAR GARDEN :

61'.

Commencing patio area with pathway to rear, further patio area to rear, remainder laid to lawn, gated rear access.

FRONT OF PROPERTY :

Hard standing providing off street parking, remainder laid to artificial lawn.

GARAGE :

14'10 x 9'7.

Up and over door to front, personal door to side leading to garden.

BUYER INFORMATION PACK :

Please see below the link to access the Buyers Information Pack/TA forms:

<https://res.gazeal.co.uk/#/bip-docs?appuid=9404640326a8dfc8042b414086828405>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

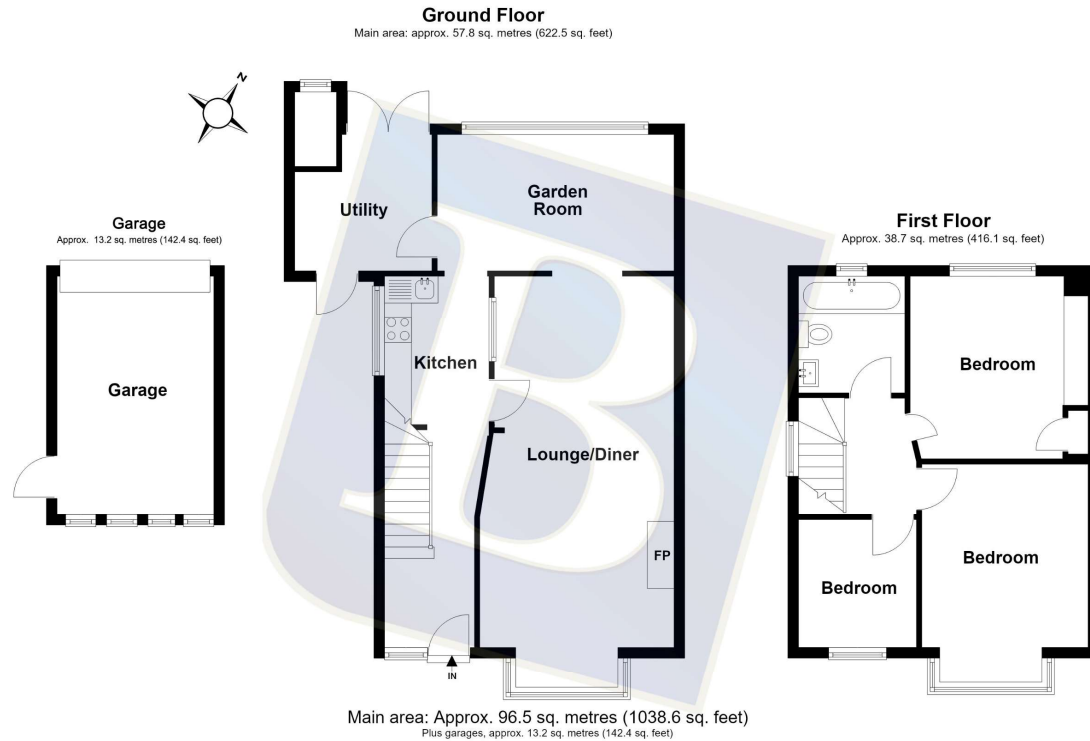
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Plan produced using PlanUp.

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