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www.harrisonsresidential.com



45 Arthur Road

• Rainham

Price: Asking Price £350,000



45, Arthur Road, , ME8 9BT
Asking Price £350,000

- TWO BEDROOM SEMI DETACHED HOME
- DRIVEWAY FOR TWO CARS
- CONSERVATORY
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- APPROX 100FT REAR GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO SCHOOLS & AMENITIES
- MINUTES FROM RAINHAM STATION
- CHAIN FREE
- EPC RATING: 'D'

Beautifully presented two bedroom semi detached home located in the sought after Arthur Road. The property benefits from a driveway, conservatory and a generous size rear garden.

EPC Rating: Awaited.

Entrance Hall

5'5" x 5'9" (1.67m x 1.77m)
Double glazed window to side.

Lounge

12'11" x 13'10" (3.96m x 4.23m)
Double glazed window to front and side. Chimney breast in corner.

Kitchen

6'11" x 12'10" (2.12m x 3.93m)
Double glazed windows to rear and conservatory. Base and eye level units, base level sink and hob. Airing cupboard housing boiler. Under stairs storage cupboard. Door to conservatory.

Conservatory

10'4" x 9'3" (3.16m x 2.82m)
Double glazed windows throughout. Double patio doors to rear.

Shower Room

5'6" x 6'5" (1.68m x 1.97m)
Double glazed window to side. Large shower unit. Low level WC and base level hand wash basin.

Landing

11'6" x 5'3" (3.53m x 1.61m)
x2 storage cupboards,

Master Bedroom

11'7" x 13'9" (3.54m x 4.20m)
Double glazed bay window to front. Small eaves storage cupboard.

2nd Bedroom

11'7" x 10'2" (3.55m x 3.12m)
Double glazed window to rear. Small eaves storage cupboard.

Garden

Approx 100ft rear garden, patio and lawn areas. Side access.

Driveway

Block paved, space for x2 cars.

Important Notice

Harrisons Residential, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

HARRISONS RESIDENTIAL recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		63	
		81	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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GROUND FLOOR
 APPROX. FLOOR
 AREA 467 SQ.FT.
 (43.4 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 363 SQ.FT.
 (33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 830 SQ.FT. (77.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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