





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D	65	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		77
(55 to 68) D	62	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Abbots Close, RAINHAM
£360,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED TO REAR
- GARAGE
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- QUIET CUL-DE-SAC
- FAVOURED NORTH RAINHAM
- NO ONWARD CHAIN





GROUND FLOOR

Front Entrance

Via hardwood door into:

Hallway

Under-stairs storage cupboard housing gas and electricity meter, radiator, fitted carpets, stairs to first floor.

Ground Floor Shower Room

Comprising opaque double glazed windows to front, low level flush WC, hand wash basin inset within base units, shower cubicle, radiator, tiled walls, tiled flooring.

Lounge / Diner

6.93m x 3.45m (22' 9" x 11' 4") > 2.79m Double glazed windows to front, radiator, fitted carpet, aluminium framed sliding doors opening into:

Dining Room

4.65m x 2.75m (15' 3" x 9' 0") Double glazed windows to rear, opaque double glazed windows to side, radiator, fitted carpet, aluminium framed rear door opening to rear garden.

Kitchen

3.36m x 2.52m (11' 0" x 8' 3") Range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for tumble dryer, space for fridge, additional space



for fridge freezer, four ringed gas hob, extractor hood, integrated double oven, tiled splash backs, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, opaque double glazed window to side, fitted carpet.

Bedroom One

3.87m x 3.08m (12' 8" x 10' 1") into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.12m x 2.96m (10' 3" x 9' 9") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.38m x 2.26m (7' 10" x 7' 5") Double glazed windows to front, radiator, built in over-stairs storage unit, fitted carpet.

Bathroom

2.36m x 1.65m (7' 9" x 5' 5") Opaque double glazed windows to side and rear, panelled bath, low level flush WC, hand wash basin, radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 48ft – Immediate patio area, various bush and plant borders, timber shed, remainder laid to lawn, garage to side, access to front via wrought iron gate. further set of double wrought iron gates to shared drive.

Garage

Up and over door.

Front Exterior

Laid to Lawn.