


## Wennington Road, Rainham

### £400,000

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER ROAD
- PRIME RAINHAM VILLAGE LOCATION
- 24' BAY FRONTED DOUBLE RECEPTION ROOM
- ADDITIONAL DINING / BREAKFAST ROOM
- MODERN SHUTTER BLINDS
- 65' REAR GARDEN (APPROX)
- MODERN FITTED KITCHEN
- EPC RATING E & COUNCIL TAX BAND D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		69
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Understairs storage cupboard, radiator, fitted carpet, stairs to first floor.

### **Reception Room**

3.49m x 3.36m (11' 5" x 11' 0") Double glazed bay windows with modern integral shutter blinds to front, feature fireplace, two radiators, fitted carpet.

### **Kitchen**

4.02m x 2.41m (13' 2" x 7' 11") Inset spotlights to ceiling, double glazed windows to rear, boiler, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for freestanding fridge freezer, tiled splashbacks, vinyl flooring.

### **Dining/Breakfast Room**

4.02m x 1.84m (13' 2" x 6' 0") x 3.96m x 2.89m (13' 0" x 9' 6") Inset spotlights to ceiling, radiator, uPVC framed double glazed French doors opening to rear garden, vinyl flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, fitted carpet.

### **Bedroom One**

4.49m x 3.34m (14' 9" x 10' 11") Double glazed windows with modern integral shutter blinds to front, radiator, fitted wardrobes and over-bed units, fitted carpet.

### **Bedroom Two**

3.96m x 2.89m (13' 0" x 9' 6") Double glazed windows to rear, fitted wardrobes, wall and vanity units, radiator, fitted carpet.

### **Bedroom Three**

2.41m x 2.03m (7' 11" x 6' 8") Double glazed windows to rear, fitted wardrobes, wall unit, base unit, radiator, fitted carpet.

### **Bathroom**

1.89m x 1.53m (6' 2" x 5' 0") Obscure double glazed window to side, panelled bath, shower, low level flush WC, hand wash basin set on base units, radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 65' Immediate paved area and pathway to side leading to rear, raised paved area to rear, bush and plant border, remainder laid to lawn, access to front via timber gate.

### **Front Exterior**

Paved giving off street parking for two cars.