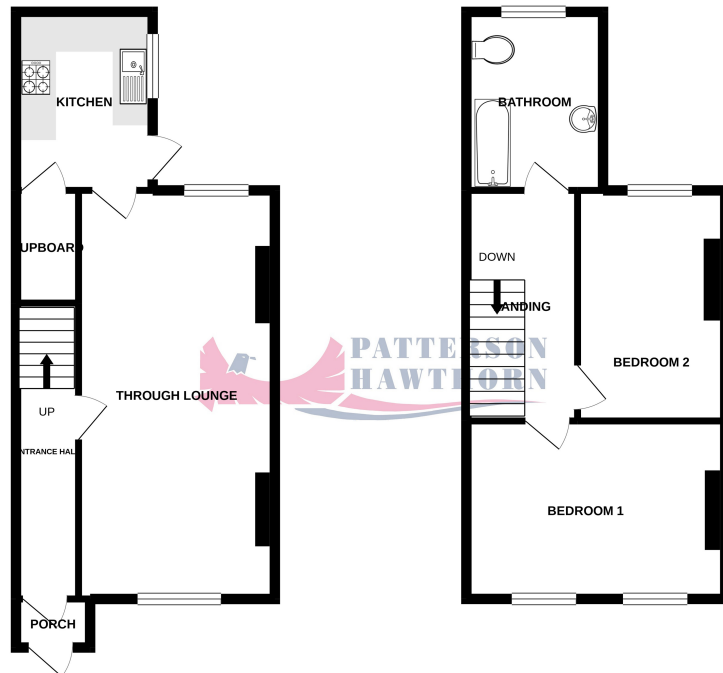


GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq ft. (77.5 sq.m.) approx.
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 for 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D	65	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D	59	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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New Road, Rainham

Guide Price £325,000

- GUIDE PRICE £325,000 - £350,000
- TWO BEDROOMS
- MID TERRACE COTTAGE
- DEVELOPMENT POTENTIAL TO REAR (STP)
- GARDEN APPROX 126FT
- 22FT RECEPTION ROOM
- REFITTED BATHROOM
- CLOSE TO A13 & M25
- CLOSE TO AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

Via uPVC door into storm porch, tiled flooring, second front entrance hardwood door opening into:

Hallway

Radiator, fitted carpet, stairs to first floor.

Lounge / Diner

6.9m x 3.28m (22' 8" x 10' 9") Double glazed windows to front and rear, two radiators front and rear, feature fireplace, fitted carpet.

Kitchen

2.89m x 2.1m (9' 6" x 6' 11") Double glazed windows to side, range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for further appliance, space for cooker, space for free standing fridge freezer, under-stairs storage cupboard, tiled flooring, uPVC rear door opening to rear garden.



FIRST FLOOR

Landing

Fitted carpet.

Bedroom One

4.32m x 3.04m (14' 2" x 10' 0") Loft hatch to ceiling, double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.71m x 2.54m (12' 2" x 8' 4") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.9m x 2.09m (9' 6" x 6' 10") Opaque double glazed windows to rear, panelled bath with shower, low level flush WC, hand wash basin inset within base units, radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 126ft – Mostly laid to lawn, various bush and plant borders, greenhouse, pond, timber shed.

Front Garden

Laid to lawn with hard standing path to front.