



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C		
(55 to 68)	D	64	
(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		85
(69 to 80)	C		
(55 to 68)	D	60	
(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	



Lambs Lane South, Rainham

£340,000

- THREE BEDROOMS
- END OF TERRACE HOUSE
- ENSUITE TO MASTER BEDROOM
- GROUND FLOOR BATHROOM
- GARDEN APPROX 72FT
- CLOSE TO AMENITIES & SCHOOLS
- APPROX 0.6 MILES TO STATION
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Radiator, wood grain effect laminate flooring, stairs to first floor.

Lounge

4.35m x 3.88m (14' 3" x 12' 9") Double glazed windows to front, radiator, under-stairs storage cupboard housing gas and electricity meters, wood grain effect laminate flooring.

Kitchen / Diner

5.17m x 2.87m (17' 0" x 9' 5") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, five ringed gas hob, extractor hood, space and plumbing for fridge freezer, space and plumbing for washing machine, tiled splash backs, radiator, tiled flooring, uPVC door to rear opening to rear garden, built in storage cupboard housing boiler with space for tumble dryer.

Ground Floor Bathroom

1.94m x 1.95m (6' 4" x 6' 5") Opaque double windows to rear, inset spotlights to ceiling, P-Shaped panel bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled splash backs, tiled flooring.



FIRST FLOOR

Landing

Opaque double glazed window to side, loft hatch to ceiling, fitted carpet.

Bedroom One

3.95m x 3.41m (13' 0" x 11' 2") Double glazed windows to front, radiator, wood grain effect laminate flooring.

Ensuite Shower Room

1.93m x 1.21m (6' 4" x 4' 0") Inset spotlights to ceiling, low level flush WC, hand wash basin inset within base units, shower cubicle, tiled walls, tiled flooring.

Bedroom Two

3.49m x 2.48m (11' 5" x 8' 2") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.54m x 2.35m (8' 4" x 7' 9") Double glazed windows to rear, radiator, fitted carpet.



EXTERIOR

Rear Garden

Approximately 72ft – Immediate decking area followed by patio area, remainder laid to lawn, detached brick-built shed to rear, access to front via hard standing pathway and timber gate.

Front Exterior

Hard standing parking giving off street parking.

