



Arterial Avenue, Rainham

Offers in Excess of £375,000

- TWO BEDROOMS SEMI DETACHED BUNGALOW
- WELL MAINTAINED & PRESENTED THROUGHOUT
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- CUL-DE-SAC LOCATION IN FAVOURED RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- WITHIN 1 MILE OF RAINHAM C2C STATION
- EASY ACCESS TO BUSES & MAJOR ROADS
- IDEAL FIRST TIME BUY OR DOWNSIZE OPPORTUNITY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Side Entrance

Via uPVC door opening into:

Hallway

Radiator, built in storage cupboard housing gas meter, fitted carpet.

Reception Room

5.17m x 3.3m (17' 0" x 10' 10") Double glazed windows to rear, radiator, feature fireplace, fitted carpet.

Kitchen (Open plan from Reception Room)

2.81m x 2.26m (9' 3" x 7' 5") Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, breakfast bar area, laminate splash backs, vinyl flooring.

Lean To / Conservatory

4.78m x 2.03m (15' 8" x 6' 8") Double glazed windows throughout, vinyl flooring, aluminium framed door to rear opening to rear garden.



Bedroom One

5.21m (Max) x 3.0m (17' 1" x 9' 10") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.29m x 2.19m (10' 10" x 7' 2") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.27m x 1.89m (7' 5" x 6' 2") Spotlight bar to ceiling, loft hatch to ceiling leading to insulated and part boarded loft housing boiler, double glazed windows to side, low level flush WC, hand wash basin, panelled bath, shower, chrome hand towel radiator, part tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 72' Immediate patio, remainder laid to lawn, access to front via timber gate.

Garage (To Side)

Power and lighting.

Front Exterior

Paved giving off street parking, hard standing shared drive to side leading to garage.

