

Palmerston Road, Rainham, RM13

Approximate Area = 917 sq ft / 85.1 sq m
 Garage = 213 sq ft / 19.7 sq m
 Total = 1130 sq ft / 104.8 sq m
For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(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	

Palmerston Road, Rainham

£475,000

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- EXCELLENT CONDITION & IMMACULATELY PRESENTED
- TWO RECEPTION ROOMS
- EXTENDED & RE-FITTED 15' KITCHEN
- 25' GARAGE TO REAR
- 45' x 31' REAR GARDEN (APPROX.)
- OFF STREET PARKING TO FRONT & REAR
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING)
- CUL-DE-SAC LOCATION IN FAVOURED NORTH SIDE OF RAINHAM
- EPC RATING C & COUNCIL TAX BAND D



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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch; obscure double glazed windows to front and sides, laminate flooring, second front entrance via hardwood door opening into:

Reception Room One

5.08m x 4.2m (16' 8" x 13' 9") Double glazed windows to front, understairs storage cupboard, radiator, feature gas fireplace, laminate flooring, stairs to first floor, hardwood double doors to rear opening into:

Reception Room Two

5.08m x 2.72m (16' 8" x 8' 11") Double glazed windows to rear, two built-in storage cupboards, one housing boiler, radiator, laminate flooring, uPVC framed double glazed French doors to rear opening to rear garden, access to:

Kitchen

4.7m x 2.61m (15' 5" x 8' 7") Double glazed windows to front and rear, inset spotlights to ceiling, a range of matching wall and base units, marble effect laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, space for large cooker with five ring gas hob, extractor hood, space and plumbing for washing machine, integrated dishwasher, laminate splashbacks, tiled flooring.



FIRST FLOOR

Landing

loft hatch to ceiling, obscure double glazed windows to side, radiator, fitted carpet.

Bedroom One

3.81m x 2.98m (12' 6" x 9' 9") Double glazed windows to rear, radiator, fitted wardrobe, fitted carpet.

Bedroom Two

3.18m x 2.98m (10' 5" x 9' 9") (Into fitted wardrobe) Double glazed windows to front, radiator, fitted wardrobe, fitted carpet.

Bedroom Three

2.25m x 1.98m (7' 5" x 6' 6") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.9m x 1.0m (6' 3" x 3' 3") Obscure double glazed windows to rear, inset spotlights to ceiling, bath with shower attachment, low-level flush WC, hand wash basin, wall unit, tiled walls, radiator, vinyl flooring

EXTERIOR

Rear Garden

Approximately 37' (to side of garage), part paved and part laid to lawn, bush and tree borders, side access via metal gate.

Garage to Rear

External dropped curb giving sheltered off street parking and access to garage.

Front Exterior

Fully paved giving off street parking for two cars.