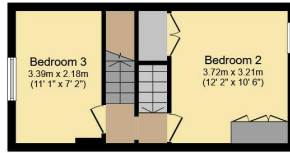
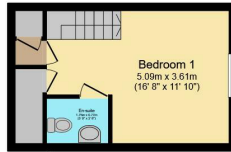


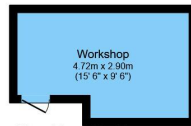
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 99.7 m² (1,073 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Cowper Road, Rainham

Guide Price £365,000

- THREE BEDROOM SEMI DETACHED HOUSE
- DORMER LOFT EXTENSION
- THREE FLOORS
- ENSUITE WC & OFFICE AREA TO BEDROOM ONE
- GROUND FLOOR BATHROOM
- LANDSCAPED REAR GARDEN WITH AMPLE BUILT IN STORAGE
- GUIDE PRICE £365,000-£375,000
- OUTBUILDING/WORKSHOP WITH POWER & LIGHTING
- POPULAR RAINHAM VILLAGE LOCATION



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GROUND FLOOR

Front Entrance

Via hardwood door opening to porch, double glazed windows to side, tiled surface over a pair of drawer and base units, second front entrance via hardwood door opening into:

Reception Room

4.17m x 3.67m (13' 8" x 12' 0") Double glazed windows to front, feature Victorian style fireplace with hardwood mantelpiece and tiled heath, radiator, laminate flooring, stairs to first floor.

Kitchen / Diner

3.61m x 3.18m (11' 10" x 10' 5") Double glazed windows to rear, 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, space for freestanding fridge freezer, radiator, vinyl flooring, hardwood stable-style door to rear opening into:

Rear Lobby Area

Tiled surface over a range of drawer and base units, a range of shelving units, tiled flooring, uPVC framed door to side opening to rear garden.

Ground Floor Shower Room

2.46m x 2.10m (8' 1" x 6' 11") Obscure double glazed windows to side, low-level flush WC, hand wash basin, shower cubicle, hand towel radiator, part tiled walls, vinyl flooring.

FIRST FLOOR

Landing

Fitted carpet, stairs to second floor.



Bedroom Two

3.7m x 3.21m (12' 2" x 10' 6") Double glazed windows to rear, built-in storage cupboards, radiator, fitted carpet.

Bedroom Three

3.7m > 3.39m (12' 2" > 11' 1") x 2.18m (7' 2") Double glazed windows to front, radiator, fitted carpet.

SECOND FLOOR

Bedroom One

5.09m x 3.62m (16' 8" x 11' 11") (Max) Skylight window to front ceiling, double glazed windows to rear, inset spotlights to ceiling, radiator, part fitted carpet, part vinyl flooring, storage in eaves, fitted wardrobes and over-bed units.

Ensuite WC

Low level flush WC, hand wash basin with tiled splash back, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 27' (To front of outbuilding) Fully paved, raised timber flowerbed border, built in attached storage cupboards with lighting, timber pergola over brick handmade seating area/storage, access to front via sheltered walkway.

Detached Block Outbuilding

4.73m x 2.9m (15' 6" x 9' 6") (Max) Power and lighting.

Front Exterior

Paved with raised decorative pebbled area and rock garden, timber gate to front.

