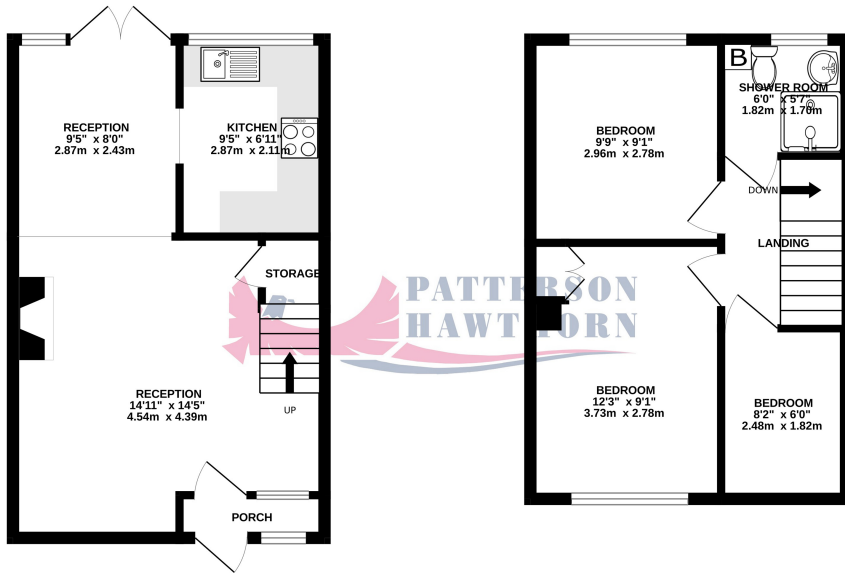


GROUND FLOOR  
348 sq.ft. (32.4 sq.m.) approx.

1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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 by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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## Berwick Road, Rainham

**£375,000**

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- TWO RECEPTIONS
- 45' REAR GARDEN
- GARAGE & OFF STREET PARKING
- POTENTIAL TO EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING)
- EVER POPULAR NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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## GROUND FLOOR

### **Front Entrance**

Via uPVC door opening into storm porch, obscure double glazed windows to front, fitted carpet, second front entrance via hardwood door with obscure stained glass opening into:

### **Reception Room One**

4.67m (Into bay) x 4.39m (15' 4" x 14' 5") Obscure window looking into porch, double glazed bay windows to front, feature exposed brick fireplace, two radiators, fitted carpet, under stairs storage cupboard housing fuse box and metres, stairs to first floor.

### **Reception Room Two**

2.94m x 2.42m (9' 8" x 7' 11") Double glazed window to rear, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.

### **Kitchen**

2.87m x 2.11m (9' 5" x 6' 11") Double glazed windows to rear, a range of matching wall and base unit, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, laminate flooring.



## FIRST FLOOR

### **Landing**

Loft hatch to ceiling, fitted carpet.

### **Bedroom One**

3.73m x 2.78m (12' 3" x 9' 1") Double glazed windows to front, fitted wardrobes and vanity unit, built-in storage cupboard housing water tank, radiator, fitted carpet.

### **Bedroom Two**

2.96m x 2.77m (9' 9" x 9' 1") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.49m x 1.8m (8' 2" x 5' 11") Double glazed windows to front, built-in storage cupboards, radiator, fitted carpet.



### **Shower Room**

1.81m x 1.7m (5' 11" x 5' 7") Obscure double glazed windows to rear, boiler, low level flush WC, hand wash basin set on base units, shower cubicle, radiator, tiled walls, vinyl flooring.



## EXTERIOR

### **Rear Garden**

Approximately 45' Immediate patio, remainder laid to lawn with paved pathway to centre.

### **Garage**

4.89m x 2.42m (16' 1" x 7' 11") Metal up and over door to rear, hardwood door to front.



### **Front Exterior**

Paved driveway giving off street parking.