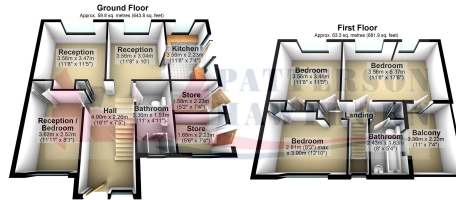



Total area: approx. 123.2 sq. metres (1325.6 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

New Zealand Way, Rainham

£475,000

- THREE/FOUR BEDROOM SEMI DETACHED HOUSE
- BOASTING APPROX 1,325 SQUARE FEET OF LIVING SPACE
- THREE RECEPTIONS INCLUDING POTENTIAL 4TH BEDROOM
- GROUND FLOOR SHOWER ROOM / WC
- FIRST FLOOR BATHROOM
- 17' X 11' MAIN BEDROOM WITH BALCONY
- 50' X 30' REAR GARDEN (APPROX)
- POPULAR CHERRY TREE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- HUGH OPPORTUNITY TO REFURBISH / MODERNISE



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Obscure glass tiled windows to front, radiator, laminate flooring, understairs storage cupboard, additional built-in storage cupboard housing metres and fuse box, stairs to first floor.

Reception Room One

3.57m x 3.48m (11' 9" x 11' 5") Double glazed windows to rear, built-in storage space, radiator, laminate flooring.

Reception Room Two

3.56m x 3.05m (11' 8" x 10' 0") Double glazed window to rear, radiator, laminate flooring.

Reception Room Three / Potential Ground Floor Bedroom

3.63m x 2.53m (11' 11" x 8' 4") Double glazed windows to front, radiator, built-in storage cupboard, laminate flooring.

Kitchen

3.55m x 2.24m (11' 8" x 7' 4") Inset spotlights to ceiling, double glazed windows to rear and side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated fridge, integrated freezer, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine and dishwasher, tiled splashbacks, luxury vinyl flooring, uPVC door to side opening to side and rear garden.



Ground Floor Shower Room / WC

3.37m x 1.52m (11' 1" x 5' 0") Inset spotlights to ceiling, obscure double glazed windows to front, low-level flush WC, hand wash basin set on base unit, rainfall shower cubicle, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, two built-in storage cupboards, fitted carpet.

Bedroom One

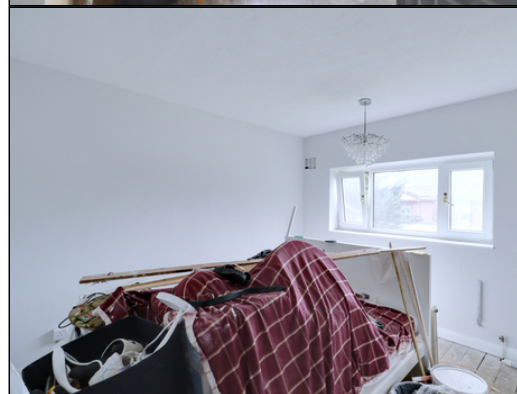
5.47m (Into fitted wardrobes) x 3.58m (17' 11" x 11' 9") Double glazed windows to front, radiator, fitted carpet, fitted wardrobes with mirror doors, uPVC door to front opening to balcony.

Bedroom Two

3.56m x 3.49m (11' 8" x 11' 5") Double glazed windows to front, built-in storage cupboard.

Bedroom Three

3.92m x 2.81m (12' 10" x 9' 3") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.



Bathroom

2.39m x 1.55m (7' 10" x 5' 1") Obscure double glazed windows to side, inset spotlights to ceiling, P-shaped bath with shower attachment, hand wash basin set on base unit, low-level flush WC, tiled walls, chrome hand towel radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 50' x 30' Laid to lawn, access to front via timber gate.

Front Garden

Mostly laid to lawn with hardstanding pathway.

