


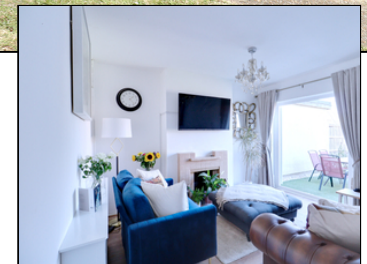
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Glebe Road, Rainham

£425,000

- THREE BEDROOM TERRACE HOUSE
- MODERN, CONTEMPORARY INTERIOR DESIGN
- RECENTLY REDECORATED, NEW WINDOWS, DOORS & FLOORING
- REPLACED BOILER
- TWO RECEPTION ROOMS
- BEAUTIFUL 100' REAR GARDEN WITH SECLUDED PATIO AREA TO REAR
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)





GROUND FLOOR

Front Entrance

Via composite door, opening into:

Entrance Hall

Under stairs storage cupboard housing gas meter, radiator, laminate flooring, stairs to first floor, obscure double glazed window to front.

Reception Room One

3.6m x 3.39m (11' 10" x 11' 1") Double glazed bay windows to front, feature tiled fireplace and hearth, radiator, laminate flooring.

Reception Room Two

3.54m x 3.38m (11' 7" x 11' 1") Feature tiled fireplace and hearth, radiator, laminate flooring, double glazed windows and double glazed double doors to rear opening to rear garden.

Kitchen

3.28m x 1.68m (10' 9" x 5' 6") Spotlight bar to ceiling, double glazed window to rear, a range of matching wall and base units, laminate work surface, inset sink and drainer with mixer tap, four ring gas hob, extractor hood, integrated oven, built-in storage with space and plumbing for washing machine and space for tumble dryer, space for freestanding fridge freezer, part tiled walls, laminate flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

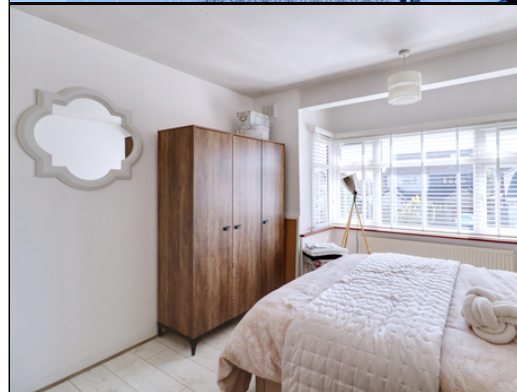
3.81m x 3.36m (12' 6" x 11' 0") Double glazed bay windows to front, radiator, laminate flooring.

Bedroom Two

3.57m x 3.35m (11' 9" x 11' 0") Double glazed windows to rear, radiator, built-in storage cupboard housing boiler, laminate flooring.

Bedroom Three

2.03m x 1.74m (6' 8" x 5' 9") Double glazed windows to front, radiator, laminate flooring.



Bathroom

1.96m x 1.73m (6' 5" x 5' 8") Obscure double glazed windows to rear, low-level flush WC, hand wash basin set on base unit, rainfall shower cubicle, radiator, tiled flooring.



EXTERIOR

Rear Garden

Approximately 100' Immediate hardstanding area under artificial grass, remainder mostly laid to lawn, bush and plant border, patio and decorative pebble area to rear, plastic shed, access to rear via timber gate.

Front Garden

Laid to lawn with hardstanding path and a bush and plant border.

