





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		91
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

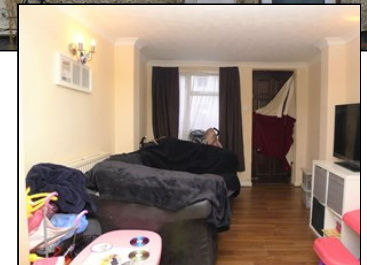
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		92
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	61	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

**Upminster Road South,
Rainham**

£250,000

- TWO BEDROOMS
- MID TERRACE COTTAGE
- GROUND FLOOR BATHROOM
- UTILITY ROOM
- CLOSE TO LOCAL SHOPS/SCHOOLS
- WITHIN 0.5 MILES TO STATION
- IDEAL FTB/INVESTMENT



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GROUND FLOOR

Bedroom One

10' 6" x 9' 2" (3.21m x 2.80m) > 8' (2.43m) Coving to ceiling, double glazed fixed window with opening fan light to front, radiator to side, fitted carpet

Bedroom Two

14' 6" x 5' 9" (4.43m x 1.74m) Coving to ceiling, double glazed fixed window with opening fan light to rear, built in storage cupboard, radiator to rear, fitted carpet

Landing

Coving to ceiling, fitted to carpet, stairs to

GROUND FLOOR

Front Entrance

Via hardwood front door into

Lounge

19' 1" x 9' (5.82m x 2.74m) Coving to ceiling, double glazed fitted casement window with opening fan light to front, two radiators to



side, wood grain effect laminate flooring

Kitchen

8' 6" x 5' 7" (2.58m x 1.69m) Range of matching wall and base units, laminate work surface, sink and drainer with chrome mixer tap, space for double cooker with four ringed gas hob, tile effect vinyl flooring

Bathroom

5' 8" x 5' 1" (1.72m x 1.56m) Low level flush WC, panelled bath with shower attachment, hand wash basin, radiator to side, tiled splash backs, tiled flooring

Utility Room

8' 5" x 4' 1" (2.57m x 1.24m) Double glazed fixed window with opening fan light to rear, space and plumbing for washing machine, space for free standing fridge freezer, space for tumble dryer, wood grain effect vinyl flooring, rear door aluminium framed with fixed double glazed window panels opening to

Rear Garden

Approximately 32ft x 9ft Immediate patio area, remainder artificial grass