



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(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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Stoke Road, Rainham

£445,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- REDECORATED THROUGHOUT
- 23' DOUBLE RECEPTION ROOM
- GROUND FLOOR WC
- STYLISH MODERN KITCHEN WITH INTEGRATED APPLIANCES
- CONTEMPORARY BATHROOM WITH INTEGRAL RAINFALL SHOWER
- 44' REAR GARDEN (APPROX)
- EPC RATING C & COUNCIL TAX BAND D
- OFF STREET PARKING & GARAGE





GROUND FLOOR

Front Entrance

Via uPVC framed obscure double glazed sliding door opening into storm porch, second front entrance via hardwood framed door opening into:

Entrance Hall

Spotlight bar to ceiling, understairs storage cupboard, radiator, hardwood flooring, access to:

Reception Room One

4.17m x 3.24m (13' 8" x 10' 8") Double glazed windows to front, radiator, fitted carpet.

Reception Room Two

3.07m x 2.73m (10' 1" x 8' 11") Radiator, fitted carpet, double glazed window and doors to rear opening to rear garden.

Kitchen

3.07m x 2.27m (10' 1" x 7' 5") Double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, circular sink and drainer with mixer tap, integrated oven, integrated microwave, four ring gas hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, laminate splashbacks, tiled flooring, uPVC framed double glazed single door to rear opening to rear garden.

Ground Floor WC

Low level flush WC, corner hand wash basin, part tiled walls, fitted carpet.



FIRST FLOOR

Landing

2.30m x 2.02m (7' 7" x 6' 8") Loft hatch to ceiling leading to boarded loft with power and lighting, obscure double glazed windows to side, vinyl flooring.

Bedroom One

4.17m x 2.98m (13' 8" x 9' 9") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.07m x 2.98m (10' 1" x 9' 9") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.19m x 2.02m (10' 6" x 6' 8") Double glazed windows to front, radiator, fitted carpet, built-in storage cupboards.

Bathroom

2.02m x 1.65m (6' 8" x 5' 5") Inset spotlights to ceiling, obscure double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, integral rainfall shower, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 44'. Immediate patio, remainder laid to lawn with decorative pebble border, detached timber shed to rear, access to front via timber gate.

Garage

To side.

Front Exterior

Paved giving off street parking, shared driveway to side leading to garage.