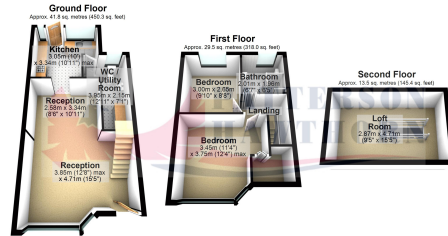


Total area: approx. 84.9 sq. metres (913.6 sq. feet)



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## Manser Road, Rainham

£375,000

- TWO BEDROOM TERRACED HOUSE
- EPC RATING D & COUNCIL TAX BAND C
- IMMACULATELY PRESENTED
- CONTEMPORARY RE-FITTED KITCHEN 2020
- NEW REAR WINDOWS 2020
- NEW BOILER & HIGH SPEC. MODERN SHOWER ROOM 2020
- 120' REAR GARDEN (APPROX)
- POPULAR CHERRY TREE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Radiator, laminate flooring, stairs to first floor.

### **Reception Room**

6.42m > 5.93m (21' 1" > 19' 5") x 3.81m x 3.33m (12' 6" x 10' 11") Double glazed bay windows to front, two radiators, storage cupboard, laminate flooring.

### **Kitchen (L-Shaped)**

3.46m x 3.05m (11' 4" x 10' 0") (Max) Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, space and plumbing for washing machine and dishwasher, laminate splashbacks, gunmetal grey vertical radiator, tiled flooring, uPVC double glazed window with integral blind, single door to rear opening to rear garden.



### **Ground Floor WC / Utility Room**

4.12m x 1.74m (13' 6" x 5' 9") > 1.28m (4' 2") Double glazed window to front, inset spotlights to ceiling, low level flush WC, hand wash basin with tiled splashback, laminate worksurfaces with space for fridge and freezer underneath, a range of wall units, radiator, part tiled walls, vinyl flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to loft room, fitted carpet.

### **Bedroom One**

3.77m x 3.4m (12' 4" x 11' 2") (Into bay) Double glazed bay windows to front, storage cupboard, radiator, laminate flooring.

### **Bedroom Two**

3.04m x 2.66m (10' 0" x 8' 9") Double glazed windows to rear, radiator, fitted wardrobes, laminate flooring.

### **Shower Room**

2.01m x 1.85m (6' 7" x 6' 1") Inset spotlights to the ceiling, double glazed windows to rear, floating WC, hand wash basin set on drawer units, integral rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 120' Immediate patio, paved pathway to centre, fishpond, two sheds, remainder mostly laid to lawn with flowerbed borders.

### **Front Exterior**

Hard standing driveway giving off street parking for two cars.