



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	76
England, Scotland & Wales		EU Directive 2002/91/EC 	

Upminster Road North, Rainham £425,000

- EXTENDED THREE BEDROOM TERRACED HOUSE
- REFURBISHED THROUGHOUT
- MODERN, CONTEMPORARY INTERIOR DESIGN
- STYLISH 16' x 15' RE-FITTED KITCHEN/DINER
- KITCHEN ISLAND & PORCELAIN TILED FLOORING
- 85' REAR GARDEN
- LARGE FRONTAGE & UNOVERLOOKED
- SOUGHT AFTER ROAD IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EPC RATING C & COUNCIL TAX BAND D



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GROUND FLOOR

Front Entrance

Via uPVC framed double glazed door opening into storm porch; double glazed windows to front, tiled flooring, second front entrance via uPVC door opening into:

Entrance Hall

4.74m x 2.57m (15' 7" x 8' 5") Obscure double glazed windows to front, radiator, porcelain tiled flooring, understairs storage cupboard, stairs to first floor.

Reception Room

4.74m x 02.95m (15' 7" x 9' 8") Inset spotlights to ceiling, double glazed windows to front, radiator, laminate flooring.

Kitchen / Diner

5.03m x 4.72m (16' 6" x 15' 6") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with extendable mixer tap, integrated double oven, space and plumbing for washing machine, integrated dishwasher, tiled splashbacks, kitchen island with four ring induction hob, laminate worksurface, breakfast bar area with a range of base and drawer units under, radiator, porcelain tiled flooring, uPVC framed double glazed French doors to rear opening to rear garden.



FIRST FLOOR

Landing

2.89m x 1.87m (9' 6" x 6' 2") Inset spotlights to ceiling, loft hatch to ceiling, fitted carpet.

Bedroom One

3.59m x 2.75m (11' 9" x 9' 0") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.53m x 2.75m (11' 7" x 9' 0") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.47m x 1.87m (8' 1" x 6' 2") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.



Bathroom

1.87m x 1.65m (6' 2" x 5' 5") Inset spotlights to ceiling, obscure double glazed windows to rear, P-shaped panelled bath, low level flush WC, hand wash basin set on drawer units, shower, hand towel radiator, tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 85' Immediate raised paved area, paved area to rear with flowerbed border, remainder laid to lawn, access to rear via timber gate.

Front Exterior

Part paved and part laid to pebbles giving potential off street parking.

