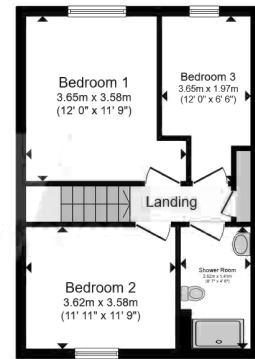


Ground Floor

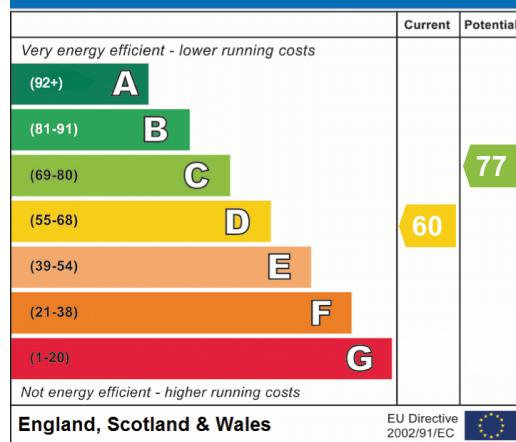


First Floor

Total floor area 89.5 m² (963 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating



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Greenacres Close, Rainham

£400,000

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- EPC RATING D & COUNCIL TAX BAND D
- TWO RECEPTION ROOMS
- CONVERTED GARAGE
- UTILITY ROOM
- 10' x 7' STOREROOM WITH HUGE POTENTIAL TO CONVERT
- QUALITY FITTED KITCHEN WITH APPLIANCES TO REMAIN
- FITTED WARDROBES & STORAGE UNITS TO ALL BEDROOMS
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Obscure double glazed windows to side, luxury vinyl flooring, access to accommodation.

Kitchen

3.62m x 2.68m (11' 11" x 8' 10") Double glazed windows to front, a range of matching wall and base units, quartz work surfaces, inset sink and drainer with extendable mixer tap, Range Master cooker, dishwasher, fridge, extractor hood, quartz breakfast bar area, storage heater, tiled walls, understairs storage cupboard with built-in shelving, luxury vinyl flooring.

Reception Room One

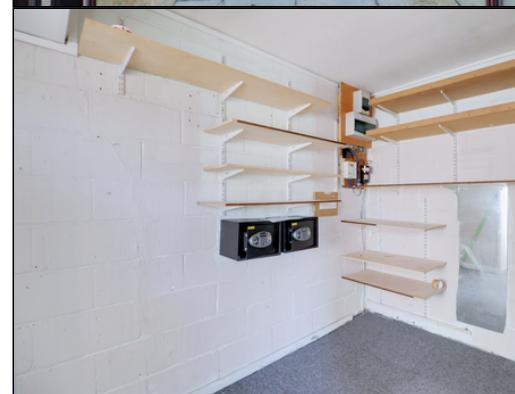
5.15m x 3.64m (16' 11" x 11' 11") Two storage heaters, laminate flooring, stairs to first floor.

Reception Room Two

4.99m x 1.97m (16' 4" x 6' 6") Double glazed windows to rear, laminate flooring, uPVC framed double glazed door to rear opening to rear garden.

Storeroom

3.19m x 2.36m (10' 6" x 7' 9") Electricity metres and fuse Box, two safes, built-in shelving, carpet tile flooring, access to:



Utility Room

2.2m x 1.61m (7' 3" x 5' 3") A range of matching wall and base units, laminate surfaces, space and plumbing for washing machine, space for tumble dryer, double glazed windows to front, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.

Bedroom One

3.66m x 3.02m (12' 0" x 9' 11") Double glazed windows to front, electric heater, fitted wardrobes, a range of high-level storage units, fitted vanity unit, fitted drawers and base-level storage units, fitted carpet.

Bedroom Two

3.59m (Into fitted wardrobes) x 2.69m (11' 9" x 8' 10") Double glazed windows to front, fitted wardrobes, fitted base-level storage units and drawers under laminate surface, fitted carpet.

Bedroom Three

3.65m > 2.66m (12' 0" > 8' 9") x 2.01m (6' 7") Double glazed windows to rear, fitted wardrobes, high-level and drawer units, fitted vanity unit, fitted carpet.

Shower Room

2.64m (Max) x 1.42m (8' 8" x 4' 8") Inset spotlights to ceiling, obscure double glazed windows to front, low-level flush WC, hand wash basin set on base unit, shower cubicle, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 27' Fully paved, large timber shed to rear, access to rear via timber gate.

Front Exterior

Paved giving off street parking.