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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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## Mygrove Gardens, Rainham

**£475,000**

- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- EPC RATING D & COUNCIL TAX BAND D
- FULLY REFURBISHED THROUGHOUT
- REWIRED & REPLACED CENTRAL HEATING SYSTEM
- MODERN CONTEMPORARY INTERIOR DESIGN
- OPTION TO PURCHASE FULLY FURNISHED (As seen in photos)
- GROUND FLOOR WC



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## **GROUND FLOOR**

### **Front Entrance**

Via a uPVC door leading into:

### **Entrance Hall**

Inset spotlights to ceiling, understairs cupboard housing electric and gas meters, two wall mounted modern radiators, luxury tiled flooring.

### **Reception Room**

4.42m x 3.05m (14' 6" x 10' 0") Inset spotlights to ceiling and ceiling light, double glazed bay windows to front, media unit to rear, electric feature fireplace, wall mounted modern radiator, luxury tiled flooring.

### **Kitchen / Diner**

5.23m x 4.88m (17' 2" x 16' 0") A range of wall and base units, integrated oven, five ring gas hob, inset sink and drainer with brass mixer tap, white laminate worksurfaces with LED lighting under, wall mounted modern extractor, combi boiler within unit, wall mounted modern radiator, central island with base units, double glazed windows to rear, double glazed French doors to rear, door leading to ground floor WC.

### **Ground Floor WC**

0.91m x 0.64m (3' 0" x 2' 1") Obscure double glazed window to side, low level flush WC, hand wash basin with mixer tap, heated hand towel radiator, tiled flooring.



## **FIRST FLOOR**

### **Landing**

Inset spotlights to ceiling, loft hatch to ceiling, obscure double glazed window to side, wall mounted modern radiator with mirror, fitted carpet.

### **Bedroom One**

3.61m x 2.95m (11' 10" x 9' 8") Inset spotlights to ceiling, double glazed window to front, radiator, fitted carpet.



### **Bedroom Two**

2.95m x 2.82m (9' 8" x 9' 3") Inset spotlights to ceiling, double glazed window to rear, radiator, fitted carpet.

### **Bedroom Three**

2.51m x 2.46m (8' 3" x 8' 1") Inset spotlights to ceiling, double glazed window to front, radiator, fitted carpet.

### **Bathroom**

Inset spotlights to ceiling, obscure double glazed window to rear, low level flush WC, hand wash basin with brass mixer tap over a vanity cabinet, panelled bath with shower attachment, heated hand towel radiator, luxury tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximatley 50'. Immediate patio area, remainder laid to artificial turf, wooden shed, accessed from side of property and kitchen/diner.



### **Front Exterior**

Paved drive giving off street parking for two cars, access to rear garden via side gate.