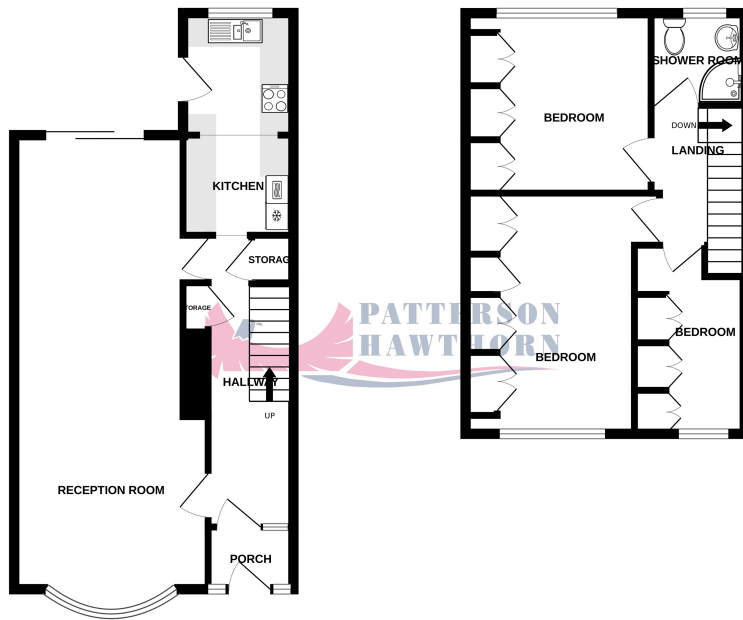


GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Metagix 10/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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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## Morgan Way, Rainham

### Guide Price £425,000

- GUIDE PRICE £425,000- £450,000
- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- MAINTAINED & PRESENTED TO AN EXCEPTIONAL STANDARD
- 25' RECEPTION ROOM
- RE-FITTED KITCHEN & SHOWER ROOM
- FITTED WARDROBES TO ALL BEDROOMS
- LANDSCAPED REAR GARDEN
- DETACHED GARAGE & PARKING TO REAR



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## GROUND FLOOR

### **Front Entrance**

Via uPVC door, opening into:

### **Porch**

Double glazed windows to front, tiled flooring, second front entrance via uPVC framed door opening into:

### **Hallway**

Opaque double glazed windows to front, radiator, laminate flooring, stairs to first floor, built-in storage cupboard housing water tank, under stairs storage cupboard housing gas and electricity meters.

### **Reception Room**

7.92m x 3.37m (max) (26' 0" x 11' 1"). Double glazed bay windows to front, two radiators, feature fireplace, laminate flooring, uPVC framed sliding door to rear opening to rear garden.

### **Kitchen**

4.19m x 1.92m (13' 9" x 6' 4"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink drainer with mixer tap, integrated oven, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, four ringed electric hob, extractor hood, part tiled walls, tiled flooring, uPVC framed door opening to rear garden.



## FIRST FLOOR

### **Landing**

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

### **Bedroom One**

4.2m x 3.03m (13' 9" x 9' 11"). Double glazed windows to front, radiator, fitted wardrobes and over-bed units, fitted drawer unit, fitted carpet.

### **Bedroom Two**

3.14m x 2.98m (10' 4" x 9' 9"). Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Three**

2.75m x 2.13m (9' 0" x 7' 0"). Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Shower Room**

1.89m x 1.67m (6' 2" x 5' 6"). Opaque double glazed windows to rear, inset spotlights to ceiling, low level flush WC, hand wash basin inset within base units, shower cubicle, tiled walls, chrome hand towel radiator, tiled flooring.



## EXTERIOR

### **Rear Garden**

Approx. 48'. Immediate sandstone patio, flowerbed borders, small patio area to rear, reminder laid to artificial grass.

### **Detached Garage**

Power and lighting, metal up and over door to rear, hardwood door to front, garage accessed via Morgan Way.

### **Front Exterior**

Fully paved with raised brick flowerbed borders.

