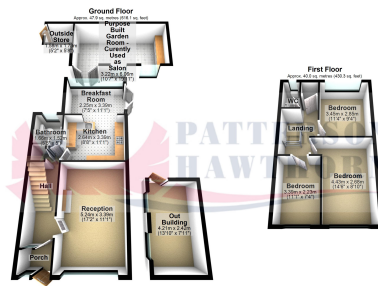



Total area: approx. 87.9 sq. metres (945.4 sq. feet)



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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>	69	75
(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 £450,000

- GUIDE PRICE £450,000 - £475,000
- EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- EXCELLENT CONDITION THROUGHOUT
- TWO RECEPTIONS
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR WC
- WELL MAINTAINED 48' REAR GARDEN
- ADDITIONAL 27' UNOVERLOOKED FRONT GARDEN
- TWO OUTBUILDINGS ONE WITH KITCHENETTE (CURRENTLY USED AS BEAUTY SALON)







## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch, obscure double glazed window to front, tiled flooring, second front entrance via hardwood door opening into:

### **Entrance Hall**

Double glazed obscure windows to front, radiator, built-in storage cupboard, additional under stairs storage cupboard, laminate flooring, stairs to first floor.

### **Reception Room One**

5.15m x 3.39m (16' 11" x 11' 1") > 2.93m (9' 7") Double glazed windows to front, feature fireplace, radiator, laminate flooring.

### **Ground Floor Shower Room**

1.7m x 1.64m (5' 7" x 5' 5") Inset spotlights to ceiling, obscure double glazed windows to rear, low level flush WC, hand wash basin set on base unit, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

### **Kitchen**

3.37m x 2.65m (11' 1" x 8' 8") A range of matching wall and base units, oak work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, integrated microwave, four ring gas hob, extractor hood, space and plumbing for washing machine, integrated fridge, wine cooler, tiled splashbacks, tiled flooring.

### **Reception Room Two**

3.37m x 2.34m (11' 1" x 7' 8") Double glazed windows throughout, radiator, tiled flooring, uPVC framed double glazed double doors to side opening to rear garden.

