


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Betterton Road, Rainham

£525,000

- TWO/THREE BEDROOM DETACHED BUNGALOW
- 2 BEDROOMS, 2 RECEPTIONS OR 3 BEDROOMS, 1 RECEPTION
- HIGHLY SOUGHT AFTER DOUBLE BAY-FRONTED PROPERTY TYPE
- EXCELLENT CONDITION THROUGHOUT
- MODERN, CONTEMPORARY INTERIOR DESIGN
- APPROX 136' BEAUTIFULLY MAINTAINED REAR GARDEN
- DOG KENNEL EASILY CONVERTED INTO OUTBUILDING
- EPC RATING D & COUNCIL TAX BAND D





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Radiator, modern tile effect vinyl flooring, access to accommodation.

Reception Room One

4.02m x 3.16m (13' 2" x 10' 4"). Double glazed bay windows with modern integral shutter blinds to front, feature Victorian-style fireplace (working), laminate flooring, double glazed window with modern Integral shutter blind to side.

Rception Two/ Bedroom

3.72m x 3.16m (12' 2" x 10' 4"). Double glazed windows to rear, brushed chrome radiator, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Bedroom One

3.23m x 3.03m (10' 7" x 9' 11"). Double glazed bay windows with modern integral shutter blinds to front, radiator, fitted carpet.



Bedroom Two

2.32m x 2.3m (7' 7" x 7' 7"). Double glazed windows to side, fitted wardrobes and over-bed units, radiator, laminate flooring.

Kitchen

2.99m x 1.79m (9' 10" x 5' 10"). Spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl butler-style sink and drainer with mixer tap, space for cooker, space and plumbing washing machine, space and plumbing for dishwasher, tiled splashbacks, tiled flooring, uPVC framed double glazed single door to rear opening to rear garden.

Bathroom

Obscure double glazed windows to rear, freestanding roll-top bath with shower attachment, low-level flush WC, hand wash basin, heated towel rail and radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 136'. Immediate raised decking, remainder paved and laid to lawn, timber shed, dog kennels to rear, access to front both sides via metal gates, detached block built shed.

Front Exterior

Laid to pebbles giving off street parking.