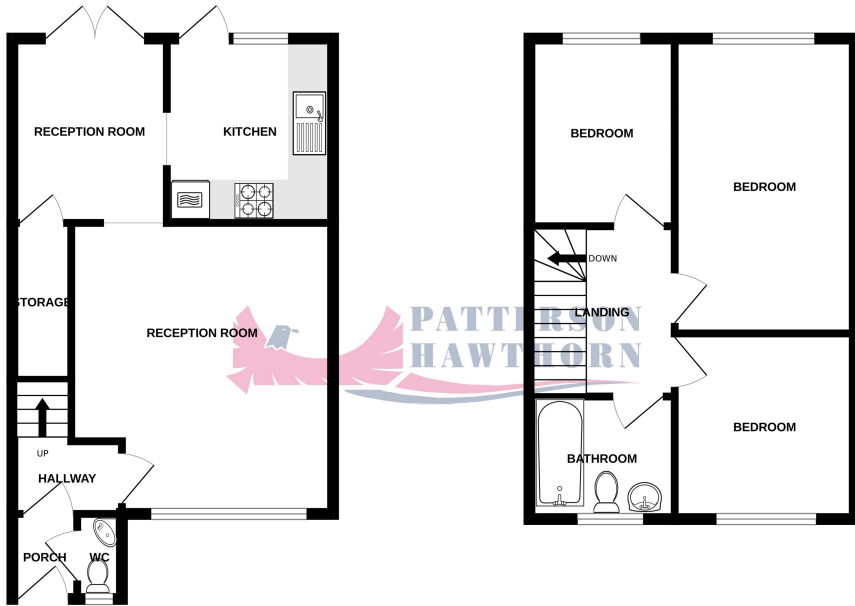


GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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 operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	73	
(55-68)	<b>D</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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## Norway Walk, Rainham

£395,000

- THREE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- GARAGE & PARKING TO REAR
- OVERLOOKING THE GLEN PLAYING FIELD TO FRONT
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- 0.9 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO A13 & M25
- IDEAL FIRST TIME BUY



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Hallway**

Radiator, fitted carpet, stairs to first floor.

### **Ground Floor WC**

Opaque double glazed window to front, low level flush WC, corner hand wash basin, radiator, fitted carpet.

### **Reception Room One**

4.45m x 4.03m (14' 7" x 13' 3") Double glazed windows to front, feature fireplace, radiator, fitted carpet.

### **Reception Room Two**

2.83m x 2.35m (9' 3" x 7' 9") Radiator, under stairs storage cupboard, fitted carpet, uPVC framed double doors to rear opening to rear garden.

### **Kitchen**

2.81m x 2.54m (9' 3" x 8' 4") Spotlight bar to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, integrated microwave, four ring gas hob, extractor hood, integrated fridge, integrated washing machine, tiled splash backs, laminate flooring, uPVC door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, fitted carpet.

### **Bedroom One**

4.51m x 2.74m (14' 10" x 9' 0") Double glazed windows to rear, radiator, fitted wardrobes and over-bed units, fitted drawer units, fitted carpet.

### **Bedroom Two**

2.84m x 2.75m (9' 4" x 9' 0") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Three**

2.86m x 2.21m (9' 5" x 7' 3") Double glazed windows to rear, radiator, fitted wardrobes and fitted drawer units, fitted carpet.

### **Bathroom**

2.18m x 1.87m (7' 2" x 6' 2") Double glazed windows to front, panelled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 27' Part paved part laid to artificial grass, access to rear via metal gate.

### **Garage**

4.94m x 2.49m (16' 2" x 8' 2") Metal up and over door to front, hard standing drive in front of garage giving off street parking.

### **Front Garden**

Paved front garden.