





Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | 87 |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | 1 | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|--|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | 89 |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | 13 | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC |  |

Wilfred Avenue, Rainham

£295,000

- TWO BEDROOMS
- DETACHED BUNGALOW
- OPEN PLAN LIVING
- CLOSE TO LOCAL AMENITIES
- APPROX 0.5 MILES TO STATION
- OFF STREET PARKING
- CUL DE SAC LOCATION
- NO ONWARD CHAIN

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GROUND FLOOR

Entrance

Via composite double glazed door with opaque panels directly into:

Hallway

Wood grain laminated flooring, radiator, uPVC framed double glazed fixed window.

Bedroom One

14' 1" > 6' 7" x 9' 7" (4.29m > 2.00m x 2.92m) Circular opaque panelled window, square bay uPVC framed double glazed fixed window with opening fanlights, radiator, coving to ceiling, fitted carpet.

Bedroom Two

9' 11" x 7' (3.02m x 2.13m) uPVC framed double glazed casement windows, radiator, coving to ceiling, fitted carpet.

Bathroom

7' 4" x 4' 8" (2.24m x 1.41m) uPVC framed double glazed opaque fixed window



with opening fanlight, panelled bath with chrome mixer tap and over head shower attachment, pedestal hand wash basin, low level close coupled w.c., inset spotlights to ceiling, chrome heated towel rail, ceramic tiled flooring.

Lounge/Diner

17' 1" x 10' 5" (5.20m x 3.17m) uPVC framed double glazed fixed and casement window, radiator, wood grain laminated flooring, inset spotlights to ceiling, coving to ceiling, uPVC framed double glazed French doors giving access to rear garden.



Kitchen

8' 0" x 6' 4" (2.44m x 1.93m) Inset spotlights to ceiling, coving to ceiling, matching wall and base units with laminated work surfaces, ceramic tiled splash back, wall mounted combination boiler, wall mounted stainless steel cooker hood, four ring gas hob, integrated single oven, stainless steel single bowl inset with drainer and mixer tap, space and plumbing for washing machine, uPVC framed double glazed fixed window with opening fanlight, ceramic tiled flooring, space for up right fridge/freezer.



EXTERIOR

Rear Garden

Approximately 34ft x 23ft (10.08m x 7.12m) Immediate patio area, remainder laid to lawn, personal side access to:

Front Garden

Off street parking for multiple vehicles.

