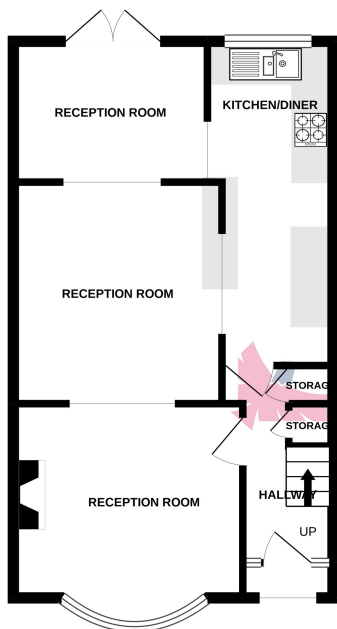
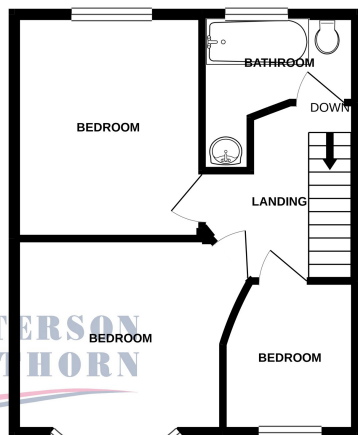


GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.2 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. Made with Metrepro ©2021

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C		
(55 to 68) D	67	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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Upminster Road South, Rainham £365,000

- THREE BEDROOMS BAY FRONTED TERRACED HOUSE
- EXTENDED TO REAR
- IMMACULATE THROUGHOUT
- THREE RECEPTION ROOMS
- MODERN RE-FITTED KITCHEN/DINER WITH BREAKFAST BAR AND INTEGRATED APPLIANCES
- OFF STREET PARKING
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13 & M25
- 0.8 MILES TO RAINHAM C2C STATION
- NO ONWARD CHAIN



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Under-stairs storage cupboards housing gas and electricity meters, radiator, laminate flooring, stairs to first floor.

Reception Room One

3.65m x 3.08m (12' 0" x 10' 1") Double glazed bay windows to front, radiator, feature fireplace, fitted carpet.

Reception Room Two

3.53m x 3.31m (11' 7" x 10' 10") Radiator, laminate flooring.

Reception Room Three

3.09m x 2.25m (10' 2" x 7' 5") Double glazed windows and uPVC framed double doors to rear opening into rear garden, laminate flooring.



Kitchen / Diner

5.15m x 1.96m (16' 11" x 6' 5") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, integrated double oven, four ringed gas hob, extractor hood, one and a half bowl inset sink and drainer with chrome mixer tap, integrated wine cooler, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, tiled splash backs, breakfast bar area, radiator, tiled flooring.

FIRST FLOOR

Landing

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

Bedroom One

3.32m x 3.11m (10' 11" x 10' 2") Double glazed bay window to front, radiator, wardrobes (to remain), fitted carpet.

Bedroom Two

3.57m x 2.92m (11' 9" x 9' 7") Double glazed windows to rear, radiator, fitted wardrobes and over bed eyelevel units, laminate flooring.

Bedroom Three

2.46m x 2.13m (8' 1" x 7' 0") Double glazed windows to front, radiator, fitted wardrobes, laminate flooring.

Bathroom

2.55m x 2.5m (8' 4" x 8' 2") > 1.63m (5' 4") Opaque double glazed windows to rear, P-shaped panelled bath, rainfall shower, low-level flush WC, hand wash basin inset within drawer units, radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 35ft - Part patio and and part laid to lawn with timber shed to rear.

Front Exterior

Fully paved giving off street parking.

