



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		80
(55 to 68) D	58	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		76
(55 to 68) D		
(39 to 54) E	50	
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Mygrove Gardens, Rainham

£340,000

- THREE DOUBLE BEDROOMS
- MID TERRACE HOUSE
- SINGLE REAR AND LOFT EXTENSIONS
- THREE FLOORS
- TWO BATHROOMS & TWO RECEPTION ROOMS
- DETACHED GARDEN OUTBUILDING
- OFF STREET PARKING
- NO ONWARD CHAIN



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GROUND FLOOR

Front Entrance

Via composite door into storm porch, double glazed windows both sides and front, tiled flooring, second door hardwood opening into:

Hallway

Wood grain effect laminate flooring, stairs to first floor.

Lounge

4.05m x 3.68m (13' 3" x 12' 1") Double glazed windows to front, under-stairs storage cupboard, radiator, wood grain effect laminate flooring.

Dining Room (Open plan opening from Lounge)

4.97m x 2.79m (16' 4" x 9' 2") Inset spotlights to ceiling, radiator, wood grain effect laminate flooring.

Ground Floor WC

Comprising Inset spotlight to ceiling, low level flush WC, hand wash basin, tiled walls, tiled flooring.

Kitchen

4.85m x 2.64m (15' 11" x 8' 8") Inset spotlights to ceiling, double glazed windows to rear, range of matching wall and base units, laminate work surfaces, oval inset sink and drainer with extendable mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for free standing fridge freezer, radiator, tiled splash backs, tiled flooring, uPVC framed rear door opening to rear garden.



FIRST FLOOR

Landing

Double glazed windows to front, radiator, fitted carpet, stairs to second floor.

Bedroom One

3.72m x 3.08m (12' 2" x 10' 1") Double glazed windows to front, radiator, built in storage cupboard, fitted wardrobe, fitted carpet.

Bedroom Two

3.1m x 2.97m (10' 2" x 9' 9") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, heated towel rail, tiled splash backs, tile effect laminate flooring.



SECOND FLOOR

Landing

Inset spotlight to ceiling, fitted carpet.

Bedroom One

5.03m x 3.42m (16' 6" x 11' 3") > 2.7m (8' 10") Double glazed windows to rear, skylight window to front, inset spotlights to ceiling, radiator, fitted carpet.

Ensuite Bathroom

Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled splash back, tile effect laminate flooring.



EXTERIOR

Rear Garden

Approximately 17 ft x 14 ft to front of outbuilding. fully paved.

Detached Out Building

4.71m x 2.4m (15' 5" x 7' 10") Built in storage cupboard, uPVC door to rear and front, laminate flooring.

Additional Storage Space

4.7m x 2.3m (15' 5" x 7' 7") Inset spotlights to ceiling, wood grain effect laminate flooring.

Front Exterior

Fully paved for off street parking.

