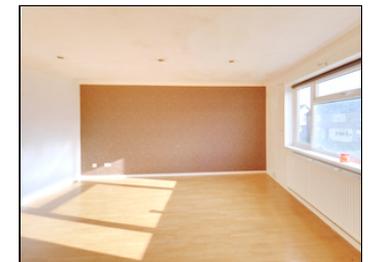




## Fyfield Road, Rainham

**£280,000**

- TWO BEDROOM FIRST FLOOR MAISONETTE
- NO ONWARD CHAIN
- 42' x 24' PRIVATE REAR GARDEN
- 15' x 11' DETACHED GARAGE
- HIGHLY SOUGHT AFTER PROPERTY TYPE
- 16' x 14' RECEPTION ROOM
- EPC RATING D & COUNCIL TAX BAND B
- TWO DOUBLE BEDROOMS



### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92+) <b>A</b>                              |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | 68                         | 78  |
| (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<br>2002/91/EC |  |

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## GROUND FLOOR

### **Front Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Radiator, obscure double glazed windows to front, vinyl flooring, carpeted stairs to:

## FIRST FLOOR

### **Landing**

Loft hatch to ceiling, built-in storage cupboard, radiator, fitted carpet.

### **Reception Room**

4.92m x 4.51m (16' 2" x 14' 10") > 3.13m (10' 3") Double glazed windows to front, radiator, laminate flooring.

### **Bedroom One**

4.13m x 3.13m (13' 7" x 10' 3") Double glazed windows to front, radiator, fitted wardrobes and fitted drawers, fitted carpet.



### **Bedroom Two**

3.48m x 3.06m (11' 5" x 10' 0") Double glazed windows to rear, inset spotlights to ceiling, fitted wardrobes and over-bed units, radiator, laminate flooring.

### **Bathroom**

2.33m x 1.68m (7' 8" x 5' 6") Inset spotlights to ceiling, obscure double glazed windows to rear, P-shaped panelled bath, shower, low level flush WC, hand wash basin, hand towel radiator, tiled walls, tiled flooring.

### **Kitchen**

3.11m x 2.68m (10' 2" x 8' 10") Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, space for double cooker, space and plumbing for dishwasher and washing machine, space for freestanding fridge freezer, boiler, built-in shelves, breakfast bar area, part tiled walls, tiled flooring.



## EXTERIOR

### **Rear Garden**

Approximately 42' x 24' Mostly laid to lawn with paved pathway.

### **Detached Block Garage**

4.86m x 3.54m (15' 11" x 11' 7") Double timber doors to rear for car access, driveway in front of doors for off street parking.



### **Front Exterior**

Built-in shed next to property front entrance, paved pathway.