



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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) A		89
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Wentworth Way, Rainham

Guide Price £375,000

- THREE BEDROOMS TERRACED HOUSE
- ADDITIONAL LOFT ROOM
- CONSERVATORY
- POTENTIAL TO EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING)
- POPULAR VILLAGE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 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 uPVC framed door opening into porch. double glazed windows to front and both sides, tiled flooring, second front entrance via uPVC door opening into:

Hallway

Under stairs storage cupboard housing, gas/electricity metres and fuse box, radiator, fitted carpet, stairs to first floor.

Reception Room

7.54m x 2.86m (24' 9" x 9' 5") Double glazed bay windows to front, feature fireplace, radiator, fitted carpet, aluminium framed sliding doors to rear opening into:

Conservatory

4.6m x 2.35m (15' 1" x 7' 9") Double glazed windows throughout, carpet tiled flooring, uPVC framed double doors to rear opening to rear garden.

Kitchen

3.28m x 1.65m (10' 9" x 5' 5") Spotlight bar to ceiling, double glazed window to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for double cooker, space for freestanding fridge freezer, tiled splash backs, tile effect vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to loft room, fitted carpet.

Bedroom One

3.93m x 2.78m (12' 11" x 9' 1") Double glazed windows to front, radiator, carpet tile flooring.

Bedroom Two

3.31m x 2.85m (10' 10" x 9' 4") > 2.68m (8' 10") Double glazed windows to rear, radiator, built-in storage cupboards, carpet tile flooring.

Bedroom Three

2.25m x 1.78m (7' 5" x 5' 10") Double glazed windows to front, carpet tile flooring.

Bathroom

1.87m x 1.71m (6' 2" x 5' 7") Double glazed windows to rear, low-level flush WC, panelled bath with shower, hand wash basin, tiled walls, radiator, tiled flooring.

SECOND FLOOR

Loft Room

4.1m x 2.74m (13' 5" x 9' 0") Skylight window with integral blind to rear ceiling, power and lighting, storage in eaves both sides.

EXTERIOR

Rear Garden

Approximately 40' Fully paved with flowerbed borders, timber shed.

Detached Garage

5.57m x 2.42m (18' 3" x 7' 11") Metal up and over door to rear, hardwood door to front.

Front Exterior

Fully paved, giving off street parking for two cars, two built in security posts.