



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>71</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Parkview Mews, Rainham

£425,000

- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- SECLUDED CUL-DE-SAC IN THE HEART OF RAINHAM VILLAGE
- GROUND FLOOR WC
- FIRST FLOOR FAMILY BATHROOM
- ENSUITE SHOWER ROOM/WC TO BEDROOM ONE
- 70' REAR GARDEN
- MULTI-CAR OFF STREET PARKING



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Built-in storage cupboard housing boiler, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

5.07m x 4.76m (16' 8" x 15' 7") Double glazed windows to rear, radiator, understairs storage cupboard, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.

### **Kitchen**

4.14m x 2.63m (13' 7" x 8' 8") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for dishwasher, space for freestanding fridge freezer, radiator, tile effect laminate flooring.

### **Ground Floor WC**

1.77m x 0.95m (5' 10" x 3' 1") Obscure double glazed window to front, low level flush WC, corner hand wash basin with tiled splashback, vinyl tiled flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, fitted carpet.

### **Bedroom One**

5.03m x 2.66m (16' 6" x 8' 9") Double glazed windows to front, radiator, fitted carpet.

### **Ensuite Shower Room**

1.76m x 1.56m (5' 9" x 5' 1") Low level flush WC, hand wash basin, shower cubicle, tiled walls, tiled flooring.

### **Bedroom Two**

3.13m x 2.18m (10' 3" x 7' 2") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.75m x 2.54m (9' 0" x 8' 4") Double glazed windows to rear, radiator, fitted carpet.



### **Bathroom**

1.88m x 1.78m (6' 2" x 5' 10") Low level flush WC, hand wash basin, panelled bath, radiator, part tiled walls, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximate 70' Immediate patio, remainder laid to lawn with access to front via timber gate.



### **Front Exterior**

Off street parking for multiple cars.

