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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ingrebourne Road, Rainham

£400,000

- THREE BEDROOMS TERRACED HOUSE
- REDECORATED & PRESENTED TO A HIGH STANDARD
- REPLACED FLOORING & CARPETS
- GROUND FLOOR BATHROOM & FIRST FLOOR SHOWER ROOM
- 90' REAR GARDEN
- POPULAR RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13 & M25
- OFF STREET PARKING

• APPROX 0.7 MILES TO RAINHAM G26 STATION

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GROUND FLOOR

Front Entrance

Via uPVC door, opening into:

Porch

Double glazed window to front, hardwood flooring, second front entrance via hardwood door opening into:

Reception Room

6.07m x 3.32m (19' 11" x 10' 11"). Inset spotlights to ceiling, double glazed windows to front, radiator, hardwood flooring, under stairs storage cupboard housing gas and electricity metres and fuse box, stairs to first floor.

Kitchen

4.21m x 2.61m (13' 10" x 8' 7"). Spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, five ring gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, breakfast bar area, space for freestanding fridge freezer, tiled splashbacks, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.

Bathroom

1.72m x 1.66m (5' 8" x 5' 5"). Inset spotlights to ceiling, opaque double glazed windows to rear, panel bath, shower, low-level flush WC, hand wash basin, radiator, tiled walls, tiled flooring.



FIRST FLOOR

Landing

Inset spotlights to ceiling, loft hatch to ceiling leading to part boarded loft, double glazed window to rear, fitted carpet.

Bedroom One

3.78m (into fitted wardrobe) x 3.33m (12' 5" x 10' 11"). Double glazed windows to front, radiator, fitted wardrobe, fitted storage cupboard with drawers, laminate flooring.



Bedroom Two

3.06m x 2.21m (10' 0" x 7' 3"). Inset spotlights to ceiling, double glazed windows to front, radiator, laminate flooring.

Bedroom Three

2.68m x 2.45m > 2.07m (8' 10" x 8' 0" > 6' 9"). Double glazed windows to rear, inset spotlights to ceiling, radiator, laminate flooring.

Shower Room

2.03m x 1.64m (6' 8" x 5' 5"). Inset spotlights to ceiling, double glazed windows to rear, low-level flush WC, marble hand wash basin with chrome mixer tap inset on a marble surface with drawers under, rainfall shower cubicle, tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 90'. Immediate patio with brick wall divide, remainder laid to lawn, detached outbuilding to rear.

Front Exterior

Hardstanding driveway giving off street parking.

