



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cowper Road, Rainham

£365,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- GOOD CONDITION THROUGHOUT
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- COURTYARD REAR GARDEN
- OFF STREET PARKING
- COUNCIL TAX BAND C & EPC RATING D
- ONLY 0.4 MILES TO RAINHAM C2C STATION (APPROX)
- IDEAL FIRST TIME BUY

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GROUND FLOOR

Front Entrance

Via uPVC front door with double glazed obscure leaded window panel into:

Entrance Hall

Wood grain effect laminate flooring.

Reception Room

3.65m x 3.65m (12' 0" x 12' 0") uPVC framed double glazed windows to front, electric feature fireplace with tiled hearth and hardwood mantelpiece, radiator, wood grain effect laminate flooring.

Dining Room

3.65m x 3.32m (12' 0" x 10' 11") Wood grain effect uPVC framed double glazed windows to rear, vertical radiator to side, feature gas fireplace with a tiled hearth and hardwood mantelpiece, understairs storage cupboard housing gas and electricity metres, wood grain effect laminate flooring.



Kitchen

3.08m x 2.01m (10' 1" x 6' 7") Inset LED spotlights to ceiling, two sets of double glazed windows to side, a range of matching wall and base units, laminate worksurfaces, inset granite sink and drainer with extendable chrome mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, tiled splashbacks, tiled flooring.



Rear Lobby

uPVC double glazed windows and rear door opening to rear garden, space for tumble dryer, tiled flooring.

Ground floor Bathroom

Inset spotlights to ceiling, uPVC framed double glazed windows to side, low level flush WC, hand wash basin with chrome mixer tap set on a vanity unit, shower cubicle, radiator to side, tiled splashbacks, soap stone tiled flooring.



EXTERIOR

Rear Garden

Approximately 30' x 16' Fully paved, timber shed to rear, various bush and plant borders, access to front via timber gate, paved pathway.



Front Exterior

Fully paved giving off street parking.