



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 to 100)	A		
(81 to 91)	B		84
(69 to 80)	C	70	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		
(81 to 91)	B		81
(69 to 80)	C		
(55 to 68)	D	67	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Fyfield Road, Rainham

£375,000

- THREE BEDROOMS
- END OF TERRACE HOUSE
- DETACHED DOUBLE GARAGE
- TWO RECEPTIONS
- TWO BATHROOMS
- TWO GARDENS
- PARKING TO SIDE & REAR



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GROUND FLOOR

Front Entrance

Via hardwood door into porch, windows to front and side, wood grain effect vinyl flooring, second door hardwood framed opening into:

Hallway

Small under-stairs storage cupboard, fitted carpet, stairs to first floor.

Lounge

5.53m x 3.4m (18' 2" x 11' 2") Double glazed windows to front, radiator, fitted carpet, uPVC double doors and double glazed windows to rear opening to rear garden.

Dining Room

5.54m x 2.24m (18' 2" x 7' 4") Opaque windows to side, radiator, fitted carpet.

Kitchen (Opening from Dining Room)

2.5m x 2.33m (8' 2" x 7' 8") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer, space for free standing fridge freezer, space for cooker, space and plumbing for washing machine.

Ground Floor Wet Room

1.65m x 1.41m (5' 5" x 4' 8") Opaque double glazed windows to side, low level flush WC, hand wash basin, mobility shower, chrome hand towel radiator to side, tiled walls, non-slip vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, built in storage cupboard housing boiler, fitted carpet.

Bedroom One

3.83m x 3.18m (12' 7" x 10' 5") Double glazed windows to front, radiator, built in storage cupboards, fitted wardrobes and overhead units, fitted carpet.

Bedroom Two

3.41m x 3.0m (11' 2" x 9' 10") Double glazed windows to front, Built in storage cupboards, radiator, fitted carpet.

Bedroom Three

2.55m x 2.36m (8' 4" x 7' 9") Double glazed windows to rear, built in storage cupboards, radiator, fitted carpet.

Bathroom

1.65m x 1.52m (5' 5" x 5' 0") Opaque double glazed windows to rear, panelled bath, hand wash basin, radiator, tiled walls, tile effect vinyl flooring.

Separate WC

Opaque double glazed window to rear, Low level flush WC, tiled walls, tile effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 36ft x 19ft - Immediate patio area, hard standing path to centre leading to rear, remainder laid to lawn, detached double garage to rear, access to rear of garden via timber gate, access to front of property via timber gate.

Detached Double Garage

5.76m x 4.9m (18' 11" x 16' 1") Metal up and over door to rear.

Front Garden

Approximately 49ft x 48ft - Mostly laid to lawn.