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### Energy Efficiency Rating

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

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## Livingstone Terrace, Rainham

Guide Price £425,000

- GUIDE PRICE £425,000 - £450,000
- THREE BEDROOM TERRACED HOUSE
- EXCELLENT CONDITION & IMMACULATELY PRESENTED
- 21' EXTENDED DOUBLE RECEPTION ROOM
- MODERN CONSERVATORY WITH TINTED SMOKED CEILING & LED LIGHTING
- CONTEMPORARY RE-FITTED KITCHEN
- GROUND FLOOR WC & FOUR PIECE FAMILY BATHROOM
- 21' LANDSCAPED REAR GARDEN & ADDITIONAL FRONT GARDEN
- EPC RATING D & COUNCIL TAX BAND D





## GROUND FLOOR

### **Front Entrance**

Via uPVC door opening into porch; boiler, double glazed windows to front, large base-level built-in storage cupboard, laminate flooring, second front entrance via composite door opening into:

### **Entrance Hall**

Inset spotlights to ceiling, floor-level warm air heating, laminate flooring, carpeted stairs to first floor, access to accommodation.

### **Kitchen**

4.16m x 2.67m (13' 8" x 8' 9") > 2.18m (7' 2") Spotlights and feature light to ceiling, leaded double glazed windows to front, a range of integrated handled matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, tiled splashbacks, tiled flooring, uPVC framed double glazed sliding door to rear opening into:

### **Extended Double Reception Room**

6.64m (Max) x 4.56m (21' 9" x 15' 0") Inset spotlights and feature lighting to ceiling and sides, floor-level warm air heating, storage cupboard, laminate flooring, uPVC framed double glazed sliding door to rear opening into:

### **Conservatory**

3.85m x 2.91m (12' 8" x 9' 7") Smoke effect corrugated plastic roof/ceiling, double glazed windows to rear, laminate flooring, uPVC framed double glazed French doors to rear opening to rear garden.



## **Ground Floor WC**

1.5m x 0.83m (4' 11" x 2' 9") Obscure double glazed window to front, low level flush WC, hand wash basin, tiled walls, radiator, laminate flooring.

## FIRST FLOOR

### **Landing**

Loft hatch to ceiling with integral pull-down ladder, inset spotlights to ceiling, airing cupboard, laminate flooring.

### **Bedroom One**

4.88m (Into fitted wardrobe) x 2.71m (16' 0" x 8' 11") Inset spotlights and feature light to ceiling, leaded double glazed windows to rear, fitted wardrobes with sliding mirror door, radiator, laminate flooring.

### **Bedroom Two**

3.81m x 2.73m (12' 6" x 8' 11") Leaded double glazed windows to front, inset spotlights and feature light to ceiling, radiator, storage cupboard.

### **Bedroom Three**

2.71m x 1.73m (8' 11" x 5' 8") Leaded double glazed windows to rear, inset spotlights and feature light to ceiling, radiator, laminate flooring.

### **Bathroom**

2.77m x 1.7m (9' 1" x 5' 7") Leaded obscure double glazed windows to front, low-level flush WC, panelled bath with shower attachment, hand wash basin, shower cubicle, tiled walls, radiator, laminate flooring.

## EXTERIOR

### **Rear Garden**

Approximately 21' Laid to artificial grass, timber shed, access to rear via timber gate.

### **Garage in Block**

To rear of property, accessed via Wybridge Close.

### **Front Garden**

Laid to lawn with hardstanding path, communal parking to front of terrace.