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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	

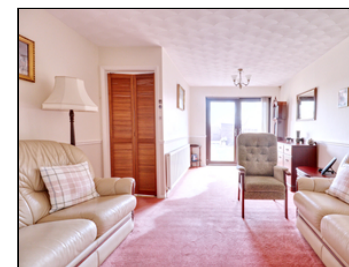
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## Eastwood Drive, Rainham

### Guide Price £375,000

- TWO BEDROOMS SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- 18' RECEPTION ROOM
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- CLOSE TO SHOPS, SCHOOLS & AMENITIES
- APPROX 1 MILE TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES & MAJOR ROADS
- IDEAL FIRST TIME BUY OR DOWNSIZE OPPORTUNITY







## **GROUND FLOOR**

### **Side Entrance**

Via double uPVC framed doors opening into porch, aluminum framed door opening into:

### **Hallway**

Built-in storage cupboards housing gas and electricity metres and fuse box, fitted carpet.

### **Reception Room**

5.61m x 3.58m (18' 5" x 11' 9") > 2.62m (8' 7") Radiator, fitted carpet, uPVC framed double doors to rear opening to rear garden.

### **Kitchen**

3.98m x 2.68m (13' 1" x 8' 10") Double glazed window to rear and side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge, built-in storage cupboard housing boiler, tiled walls, laminate flooring, uPVC framed door to side.



### **Bedroom One**

4.18m x 3.02m (13' 9" x 9' 11") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.01m x 2.22m (9' 11" x 7' 3") Double glazed windows to front, radiator, fitted carpet.

### **Shower Room**

1.83m x 1.73m (6' 0" x 5' 8") Loft hatch to ceiling, opaque double glazed windows to side, low-level flush WC, hand wash basin inset within base units, shower cubicle, radiator, tiled walls, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 43' Immediate raised patio with steps, paved pathway to centre leading to rear, flowerbed borders, remainder laid to lawn, access to front via timber gate.

### **Garage**

Up and over door to front, timber door to rear.

### **Front Exterior**

Paved with flowerbed border giving off street parking, shared paved side access to garage.