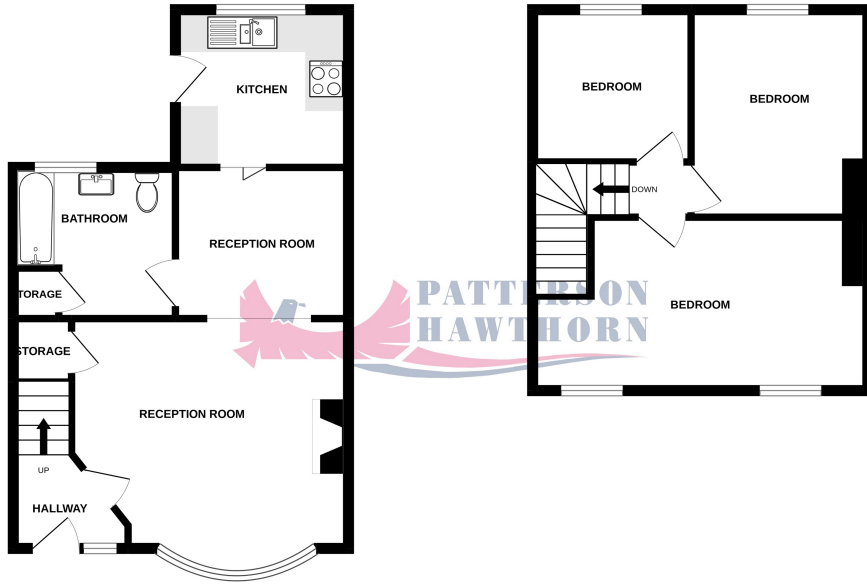


GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metroplan 10/2022

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		89
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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Ingrebourne Road, Rainham Guide Price £400,000

- THREE LARGE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- WELL MAINTAINED & PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS & GROUND FLOOR BATHROOM
- OVER 60' REAR GARDEN
- POTENTIAL OFF STREET PARKING FOR TWO CARS
- HIGHLY SOUGHT AFTER RAINHAM VILLAGE
- 0.6 MILES TO RAINHAM C2C STATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO A13 & M25



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Radiator, laminate flooring, stairs to first floor.

Reception Room One

3.74 m x 4.51 m Double glazed bay windows to front, radiator, feature fireplace, under-stairs storage cupboard housing gas and electricity metres, laminate flooring.

Reception Room Two

2.81m x 2.46m (9' 3" x 8' 1") Radiator, laminate flooring.

Kitchen

2.81m x 2.54m (9' 3" x 8' 4") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, part tiled walls, tiled flooring, uPVC door to side opening to rear garden.



Ground Floor Bathroom

2.64m x 2.48m (8' 8" x 8' 2") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin inset within base units, panelled bath, shower, built-in storage cupboard housing water tank, chrome hand towel radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to boarded loft, fitted carpet.

Bedroom One

5.52m x 2.83m (18' 1" x 9' 3") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.46m x 2.88m (11' 4" x 9' 5") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.58m x 2.48m (8' 6" x 8' 2") Double glazed windows to rear, fitted carpet.

EXTERIOR

Rear Garden

Approximately 66' Immediate hard standing area, paved area to rear, remainder laid to lawn with flowerbed borders, timber shed to rear.

Front Exterior

Fully paved giving potential off street parking for two vehicles.