



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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D	63	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C		
(55 to 68) D	56	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Melville Road, Rainham Offers In Excess Of £340,000

- THREE / FIVE BEDROOMS
- SEMI DETACHED HOUSE
- THREE RECEPTION ROOMS
- POTENTIAL FOR FIVE BEDROOMS
- GROUND FLOOR WC
- LARGE LIVING ACCOMMODATION
- CLOSE TO AMENITIES & SCHOOLS
- APPROX 0.5 MILES TO STATION



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Radiator, stairs to first floor.

Lounge

4.43m x 3.47m (14' 6" x 11' 5") x 3.74m (12' 3") Double glazed windows to front, radiator, wood grain effect laminate flooring.

Reception Room Two - Potential Bedroom

3.53m x 3.02m (11' 7" x 9' 11") Double glazed windows to side, radiator, window to rear, fitted carpet.

Kitchen

4.47m x 3.24m (14' 8" x 10' 8") > 2.22m (7' 3") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for double cooker, breakfast bar area, space for free standing fridge freezer, radiator, carpet tiled flooring.

Reception Room Three / Potential Bedroom

4.45m x 2.0m (14' 7" x 6' 7") Double glazed windows to side, hardwood door to side leading to rear garden, radiator, wood grain effect laminate flooring.

