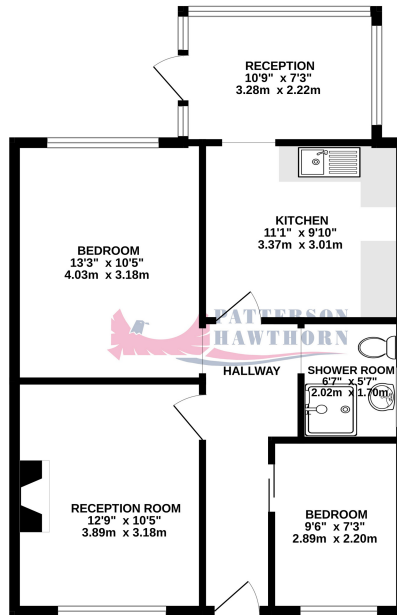


GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</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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## Betterton Road, Rainham

### £350,000

- TWO BEDROOM SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- MODERNISATION REQUIRED
- EXTENDED TO REAR GIVING TWO RECEPTION ROOMS
- SIDE PLOT, GIVING POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- OFF STREET PARKING
- SOUGHT AFTER ROAD
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Hallway**

Small built-in storage cupboard, radiator, ceiling-level storage cupboard housing electricity meter and fuse box, fitted carpet.

### **Reception Room**

3.99m x 3.13m (13' 1" x 10' 3") Double glazed windows to front, feature fireplace, radiator, vinyl tiled flooring.

### **Bedroom One**

4.03m x 3.15m (13' 3" x 10' 4") Double glazed windows to rear, radiator, fitted wardrobes, vanity unit and eye-level units, vinyl flooring.

### **Bedroom Two**

2.21m x 2.2m (7' 3" x 7' 3") Double glazed windows to front, radiator, built-in storage cupboard, eye-level units, fitted carpet.



### **Shower**

2.02m x 1.69m (6' 8" x 5' 7") Loft hatch to ceiling, obscure glazed windows to side, hand wash basin, range of base units, shower cubicle, storage cupboard, radiator, tiled walls, tiled flooring.

### **Kitchen**

3.37m x 3.01m (11' 1" x 9' 11") Range of matching wall and base units, laminate work surfaces, inset sink and drainer, space and plumbing for appliance, radiator, tiled walls, vinyl flooring.



### **Reception Room (Open plan from Kitchen)**

3.28m x 2.22m (10' 9" x 7' 3") Double glazed windows throughout, radiator, vinyl tiled flooring, uPVC door to side opening to rear garden.

## **EXTERIOR**

### **Rear Garden (Unmeasured)**

Immediate sheltered patio, remainder paved and laid to lawn, greenhouse and two timber sheds to rear, side plot with car port. access to front via timber gate.



### **Front Garden**

Paved front garden, dropped curb to front, gated hard standing driveway giving off street parking.

