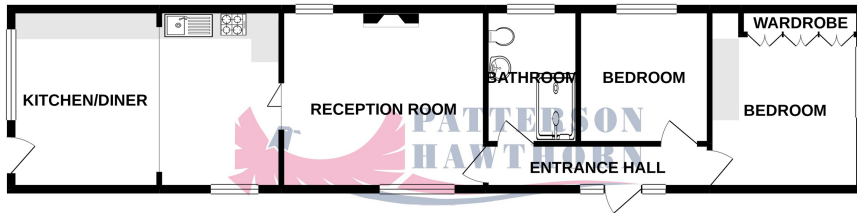



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 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 is given 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		81
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	52	
(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	

Frederick Road, Rainham

GUIDE PRICE £330,000

- TWO DOUBLE BEDROOMS
- GUIDE PRICE £330,000 to £340,000
- DETACHED BUNGALOW
- WELL MAINTAINED & PRESENTED THROUGHOUT
- LARGE REAR EXTENSION
- 90' REAR GARDEN BACKING ON TO FIELDS
- 18' KITCHEN/DINER
- OFF STREET PARKING FOR TWO CARS
- POPULAR ROAD



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GROUND FLOOR

Front Entrance

Via UPVC door opening into hallway, opaque double glazed windows to side, small eye-level storage unit housing electricity meter and fuse box, radiator, fitted carpet.

Reception Room

4.31m x 3.8m (14' 2" x 12' 6") Double glazed windows to both sides, radiator, feature fireplace, fitted carpet.

Kitchen / Diner

5.7m x 3.74m (18' 8" x 12' 3") Double glazed windows to side and rear, a range of matching wall and base units, laminate work surfaces, one and half bowl butler-style inset sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, integrated oven, four ringed gas hob, extractor hood, radiator, tile effect vinyl flooring, uPVC door to rear opening to rear garden.



Bedroom One

3.81m x 3.18m (12' 6" x 10' 5") Double glazed windows to front, radiator, fitted wardrobes, fitted drawer and vanity unit, fitted eye-level storage units, fitted carpet.

Bedroom Two

2.87m x 2.77m (9' 5" x 9' 1") Double glazed windows to side, radiator, fitted carpet.

Bathroom

2.84m x 1.95m (9' 4" x 6' 5") Opaque double glazed windows to side, low-level flush WC, hand wash basin, shower cubicle, radiator, part tiled walls, tile effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 90ft - Immediate patio area, remainder laid to lawn with hard standing and gravel slate area to rear, two sheds to rear, access to front via hard standing path through two timber gates.

Front Exterior

Fully paved giving off street parking for two cars.

