



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.
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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		88
(69 to 80) C	76	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C	75	
(55 to 68) D		
(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	

Theydon Gardens, Rainham

£320,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- GROUND FLOOR WC
- FRONT & REAR LOW MAINTENANCE GARDENS
- AMPLE COMMUNAL PARKING
- CLOSE TO AMENITIES & SCHOOLS
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Under-stairs storage space, three built-in storage cupboards, uPVC framed door to rear opening to rear garden, radiator, wood grain effect vinyl flooring, stairs to first floor.

Kitchen

3.55m x 2.69m (11' 8" x 8' 10") Double glazed windows to front, 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, breakfast bar area, space for freestanding fridge freezer, built-in storage cupboard housing gas and electricity meters and fuse box, sliding windows to rear opening into Lounge, tiled splash backs, tile effect vinyl flooring.

Lounge / Diner

5.06m x 3.56m (16' 7" x 11' 8") Double glazed windows to rear, radiator, fitted carpet.

Ground Floor WC

Opaque double glazed windows to front, low-level flush WC, hand wash basin, radiator, tiled walls, tile effect vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, built-in storage cupboard, fitted carpet.

Bedroom One

4.19m into fitted wardrobe x 3.36m (13' 9" x 11' 0") Double glazed windows to front, radiator, fitted wardrobes with sliding mirror doors, fitted carpet.

Bedroom Two

3.65m x 2.8m (12' 0" x 9' 2") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

2.58m x 2.57m (8' 6" x 8' 5") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bathroom

2.0m x 1.64m (6' 7" x 5' 5") Opaque double glazed windows to front, low level flush WC, hand wash basin, panelled bath, shower, chrome hand towel radiator, tiled walls, tile effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 23ft - Fully paved with brick built shed.

Front Exterior

Hard standing path to centre leading to front.

