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Made with Metreplan 10/2011

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		86
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	67	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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## Briscoe Road, Rainham

£360,000

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- DETACHED GARAGE
- GARDEN APPROXIMATELY 35FT
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- POTENTIAL TO EXTEND STPP
- POPULAR ROAD IN SOUGHT AFTER NORTH RAINHAM
- NO ONWARD CHAIN





## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch, double glazed windows to both sides and front, second entrance via hardwood framed door opening into:

### **Reception Room**

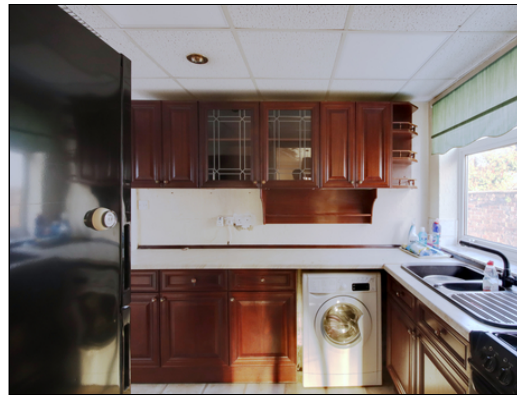
5.63m x 3.04m (18' 6" x 10' 0") Double glazed windows to side, two radiators, fitted carpet.

### **Kitchen**

3.77m x 2.2m (12' 4" x 7' 3") Double glazed windows to both sides, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash back, radiator, tile effect laminate flooring, hardwood door opening into:

### **Rear Lobby Area**

1.87m x 0.93m (6' 2" x 3' 1") Double glazed window to side, radiator, tile effect laminate flooring, uPVC framed door to rear opening into rear garden.



### **Wet Room**

2.62m x 1.87m (8' 7" x 6' 2") Spotlight bar to ceiling, opaque double glazed windows to rear, low-level flush WC, hand wash basin set within base units, mobility shower, cubicle tiled walls, radiator, nonslip vinyl flooring.

### **Bedroom One**

3.06m x 2.74m (10' 0" x 9' 0") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, laminate flooring.



### **Bedroom Two**

3.05m x 2.78m (10' 0" x 9' 1") Loft hatch to ceiling, double glazed windows to rear, radiator, laminate flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 35ft - Immediate wrap-around patio area, remainder part laid to lawn and part paved, access to front through double metal gates via hard standing driveway giving off street parking for multiple cars.



### **Detached Garage**

Metal up and over door to front.

### **Front Entrance**

Various bush and plant borders and small decorative pebbled area.

