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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

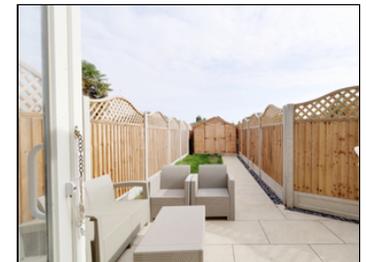
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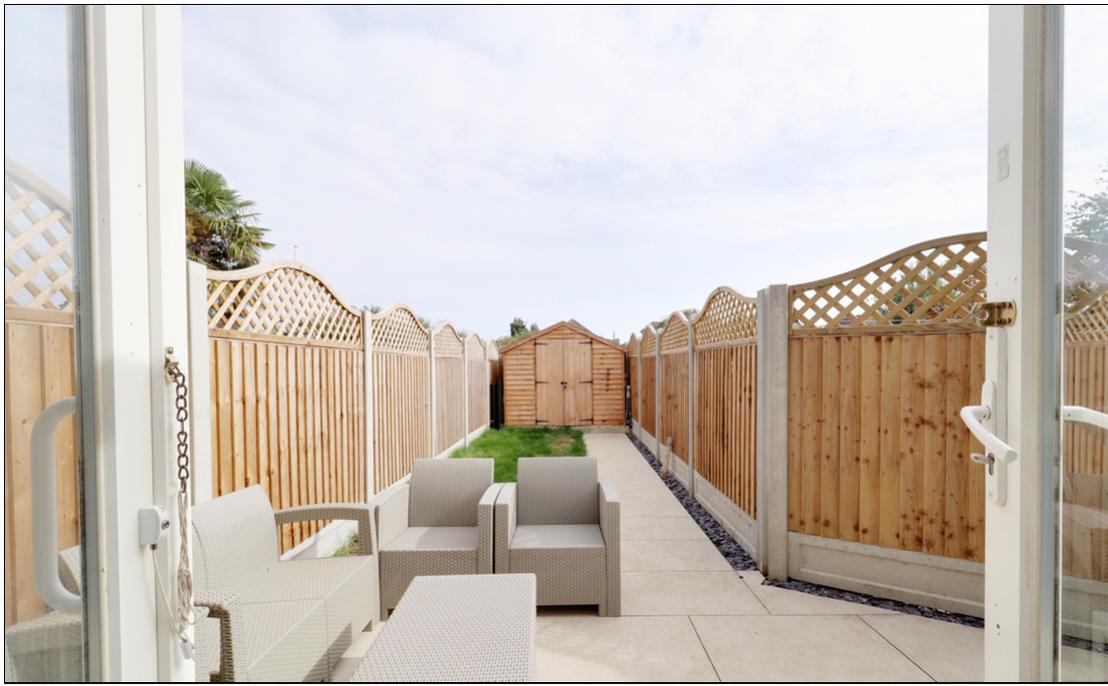


Briscoe Road, Rainham

Guide Price £300,000

- TWO BEDROOMS GROUND FLOOR MAISONETTE
- COMPLETE BACK TO BRICK RENOVATION
- FINISHED TO A HIGH SPECIFICATION
- REPLACED HEATING, ELECTRICS & PLUMBING
- RE-FITTED KITCHEN, BATHROOM & BOILER
- 36' LANDSCAPED REAR GARDEN LAID TO PORCELAIN TILES
- OFF STREET PARKING FOR THREE CARS
- SOUGHT AFTER UPMINSTER ROAD NORTH SIDE OF RAINHAM





GROUND FLOOR

Side Entrance

Via uPVC door opening into:

Hallway

Inset spotlights to ceiling, built-in storage cupboard, laminate flooring.

Reception Room

5.23m x 3.08m (17' 2" x 10' 1") Inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.

Kitchen

2.45m x 2.11m (8' 0" x 6' 11") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, space and plumbing for washing machine, laminate splash backs, laminate flooring.



Bedroom One

4.54m Into fitted wardrobe x 3.08m (14' 11" x 10' 1") Double glazed windows to front, inset spotlights to ceiling, radiator, fitted wardrobes and fitted drawer units, fitted carpet.

Bedroom Two

3.66m x 2.46m (12' 0" x 8' 1") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted wardrobe, fitted carpet.



Shower Room

2.0m x 1.47m (6' 7" x 4' 10") Inset spotlights to ceiling, opaque double glazed windows to side, low level flush WC, hand wash basin set upon base units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 36' Mostly laid to porcelain tiles, part laid to lawn, timber shed to rear, access to side via timber gate.

Front Exterior

Fully paved giving off street parking for up to three cars.

