



Cowper Road, Rainham

£360,000

- TWO DOUBLE BEDROOM END OF TERRACED HOUSE
- HIGH SPECIFICATION & IMMACULATELY PRESENTED
- 12' X 11' KITCHEN / DINER
- 41' WELL MAINTAINED REAR GARDEN WITH SIDE ACCESS
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- ONLY 0.4 MILES TO RAINHAM C2C STATION
- RESIDENTS PERMIT PARKING
- IDEAL FIRST TIME BUY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(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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GROUND FLOOR

Front Entrance

Via composite door opening into:

Reception Room

3.66m x 3.15m (12' 0" x 10' 4") Inset spotlights to ceiling, double glazed windows to front, radiator, feature built-in shelving, feature fireplace, laminate flooring.

Front Lobby

Laminate flooring, stairs to first floor.

Kitchen / Diner

3.7m x 3.44m (12' 2" x 11' 3") Spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, integrated oven with four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, under stairs storage cupboard housing boiler, tiled splash back, radiator, tiled flooring.



Rear Lobby Area

Tiled flooring, composite door to side opening to rear garden.

Ground Floor Bathroom

2.27m x 2.04m (7' 5" x 6' 8") Panelled bath, low-level flush WC, hand wash basin, shower cubicle, vertical radiator, tiled walls, hand towel radiator, tiled flooring.



FIRST FLOOR

Landing

Double glazed window to side, fitted carpet.

Bedroom One

3.7m x 3.15m (12' 2" x 10' 4") Double glazed windows to front, radiator, feature fireplace, laminate flooring.



Bedroom Two

3.7m x 3.44m (12' 2" x 11' 3") Double glazed windows to rear, radiator, built-in storage cupboard, loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, laminate flooring.

EXTERIOR

Rear Garden

Approximately 41' Paved and pebbled area, remainder laid to lawn with various bush and plant borders, timber shed to rear, access to front via metal gate.

Front Exterior

Part paved, part pebbled, timber fencing.

