





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
		81
	46	
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		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
		80
	42	
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Arterial Avenue, Rainham
Offers in Excess of £340,000

- THREE BEDROOMS
- END OF TERRACE HOUSE
- EXCELLENT CONDITION THROUGHOUT
- TWO BATHROOMS
- BRICK BUILT CONSERVATORY
- MODERN OPEN PLAN LIVING
- CLOSE TO LOCAL SHOPS & SCHOOLS
- APPROX 1 MILE TO STATION



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FIRST FLOOR

Bedroom One

12' 9" x 10' 2" (3.89m x 3.10m) Covling to ceiling, double glazed leaded fixed and casement bay windows with opening fan light to front aspect, fitted wardrobes, radiator to side, wood grain effect laminate flooring.

Bedroom Two

11' 9" x 9' 6" (3.57m x 2.89m) Covling to ceiling, uPVC double glazed fixed and casement window with opening fan light to rear aspect, radiator to rear, wood grain effect laminate flooring.

Bedroom Three

8' x 6' 10" (2.43m x 2.09m) Double glazed leaded fixed and casement window with opening fan light to front aspect, radiator to front, wood grain effect laminate flooring.

Bathroom

Covling to ceiling, uPVC framed double glazed fixed opaque window with opening fan light and integrated shutter blinds, low level flush WC, hand wash basin, shower cubicle, radiator to side, tiled splash backs, built in storage cupboard housing boiler, tiled flooring.

Landing

Loft hatch to ceiling, covling to ceiling, radiator to side, wood grain effect laminate flooring, stairs to:

GROUND FLOOR

Front Entrance

Via aluminium framed door with fixed double glazed window panels into storm porch with tiled flooring, second door is composite with uPVC framed fixed obscure window panels and uPVC framed fixed obscure side window panels to front into:



Hallway

Covling to ceiling, understairs storage space, radiator to side, wood grain effect laminate flooring.

Ground Floor Bathroom

8' 2" x 6' 9" (2.50m x 2.06m) Covling to ceiling, uPVC framed double glazed opaque fixed and casement window with opening fan light to rear aspect, panelled bath with shower attachment, low level flush WC, hand wash basin, tiled splash backs, tiled flooring.

Open plan Lounge / Kitchen

22' 5" x 11' 10" (6.82m x 3.60m) > 10' 10" (3.30m) Lounge area: Covling to ceiling, double glazed leaded fixed bay windows with opening fan light to front aspect, radiator to side, feature gas fire place, wood grain effect laminate flooring. Kitchen area: Covling to ceiling, range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with mixer tap, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, space for quadruple oven with seven ringed gas hob, tiled splash backs, wood grain effect laminate flooring.



Brick Built Conservatory

12' x 9' 4" (3.67m x 2.84m) uPVC framed double glazed fixed windows with opening fan lights, radiator to rear aspect, radiator to side aspect, wood grain effect laminate flooring with under floor heating, uPVC framed rear door with fixed double glazed window panel opening to:



Rear Garden

Approximately 75ft x 18ft Immediate patio area, paved pathway to side leading to rear, patio area to rear, brick built shed to rear, remainder laid to lawn with various bush and plant borders, access to front via side timber gate.

Front Exterior

Fully paved with various bush and plant borders.

