





**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>		85
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	62	
(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	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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>	59	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Stanley Road North, Rainham  
Offers in Excess of £318,000**

- TWO BEDROOMS
- DETACHED BUNGALOW
- OFF STREET PARKING
- POTENTIAL TO EXTEND STPP
- CHERRY TREE AREA
- NO ONWARD CHAIN

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## GROUND FLOOR

### **Front Entrance**

Via uPVC door with opaque double glazed windows into small porch, tiled flooring, second door is uPVC leading into:

### **Main Reception Room**

5.03m x 4.12m (16' 6" x 13' 6") Two sets of double glazed windows to side, radiator to side, Wood grain effect laminate flooring.

### **Kitchen**

5.0m x 3.23m (16' 5" x 10' 7") Range of matching wall and base units, uPVC double glazed door leading to rear garden, uPVC double glazed window, Integrated oven, four ringed gas hob, one and half bowl inset sink and drainer with mixer tap, space for washing machine (to remain), tile effect vinyl flooring dining area has a radiator and fitted carpet.

### **Bedroom Two**

2.47m x 1.94m (8' 1" x 6' 4") Double glazed window to side, fitted wardrobes, radiator, wood grain effect laminate flooring.



### **Hallway**

Fitted carpet.

### **Bathroom**

2.47m x 1.94m (8' 1" x 6' 4") Loft hatch to ceiling, opaque double glazed window, panelled bath with shower and glass screen, low level flush WC, handwash basin, radiator to side, tiled walls, tile effect vinyl flooring.



### **Master Bedroom**

4.58m x 2.99m (15' 0" x 9' 10") Two double glazed windows to front, radiator to front, fitted carpet.

## EXTERIOR

### **Rear Garden**

Approximately 52ft x 33ft - Immediate hard standing area, shed to side, greenhouse, hard standing area to rear, remainder laid to lawn, side access to front via metal gate.



### **Front Exterior**

Mostly paved for off street parking with various plants to centre.

