



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Thorn Lane, Rainham

£399,995

- THREE LARGE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- EXTENDED TO REAR
- THREE RECEPTIONS
- GROUND FLOOR WC
- GARAGE TO REAR
- SOME MODERNISATION REQUIRED
- 33' REAR GARDEN & 14' FRONT GARDEN



GROUND FLOOR

Front Entrance

Via uPVC door opening into porch; obscure double glazed window to front, fitted carpet, second front entrance via hardwood framed door opening into:

Entrance Hall

Obscure window to front, radiator, under stairs storage cupboard, fitted carpet, stairs to first floor.

Reception Room One

4.06m (into bay) x 3.42m (13' 4" x 11' 3"). Double glazed bay windows to front, radiator, fitted carpet.

Reception Room Two (open plan from reception one)

3.48m x 3.03m (max) (11' 5" x 9' 11"). Feature fireplace, fitted carpet, hardwood framed double doors to rear opening into:

Reception Room Three

2.62m x 1.83m (8' 7" x 6' 0"). Radiator, double glazed window to rear, fitted carpet, uPVC door to rear opening to rear garden.

Ground Floor WC

2.06m x 0.79m (6' 9" x 2' 7"). Obscure double glazed windows to rear, low level flush WC, hand wash basin, tiled splash back, radiator, tiled flooring.



Kitchen

5.56m x 2m (18' 3" x 6' 7"). Inset spotlights to ceiling, double glazed windows to rear, a range of wall and base units, built-in storage cupboards, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, five ring gas hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, hand towel radiator, part tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, built in over-stairs storage cupboard, fitted carpet.

Bedroom One

4.26m x 3.15m (14' 0" x 10' 4"). Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Two

3.55m x 3.3m (11' 8" x 10' 10"). Double glazed windows to rear, built-in storage cupboard housing boiler, radiator, fitted carpet.

Bedroom Three

2.16m x 2.01m (7' 1" x 6' 7"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.83m x 1.72m (6' 0" x 5' 8"). Obscure double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower, tiled walls, radiator, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 33'. Immediate patio, remainder laid to lawn, hardstanding area to rear, access to rear via timber gate, garage to rear of garden.

Front Garden

Approximately 14'. Fully paved.

