


TOTAL FLOOR AREA: 714 sq ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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Nelson Road, Rainham

£410,000

- THREE BEDROOM TERRACED HOUSE
- SOUGHT AFTER PROPERTY TYPE & LOCATION
- 70' (APPROX) LANDSCAPED REAR GARDEN
- 19' RECEPTION ROOM
- WELL MAINTAINED & PRESENTED THROUGHOUT
- OFF STREET PARKING FOR TWO CARS
- POTENTIAL TO EXTEND, LIKE BOTH NEIGHBOURS (SUBJECT TO PLANNING)
- CLOSE TO SHOPS, AMENITIES & SCHOOLS





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Opaque double glazed windows to front, laminate flooring, stairs to first floor.

Reception Room

6.03m x 3.02m (19' 9" x 9' 11") Inset spotlights to ceiling, double glazed windows to front, radiator, uPVC framed sliding doors to rear opening into rear garden.

Kitchen

3.92m x 2.72m (12' 10" x 8' 11") > 1.8m (5' 11") Inset 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 chrome mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, built in under-stairs storage cupboard, tiled splashbacks, laminate flooring, uPVC door to rear opening onto rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral step ladder leading to part boarded loft, fitted carpet.



Bedroom One

3.52m x 3.17m (11' 7" x 10' 5") Into fitted wardrobe, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

2.78m x 2.59m (9' 1" x 8' 6") > 2.14m (7' 0") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.46m > 2.85m (11' 4" > 9' 4") x 2.27m (7' 5") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bathroom

2.61m x 1.62m (8' 7" x 5' 4") > 0.86m (2' 10") Opaque double glazed windows to rear, panelled bath, shower, hand wash basin, chrome hand towel radiator, tiled walls, tile effect vinyl flooring.

Separate WC

1.45m x 0.81m (4' 9" x 2' 8") Opaque double glazed windows to rear, low level flush WC, tiled walls, tile effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 70' Mostly paved with artificial grass area to centre, plastic shed, brick pond.

Front Exterior

Fully paved giving off street parking for two vehicles.